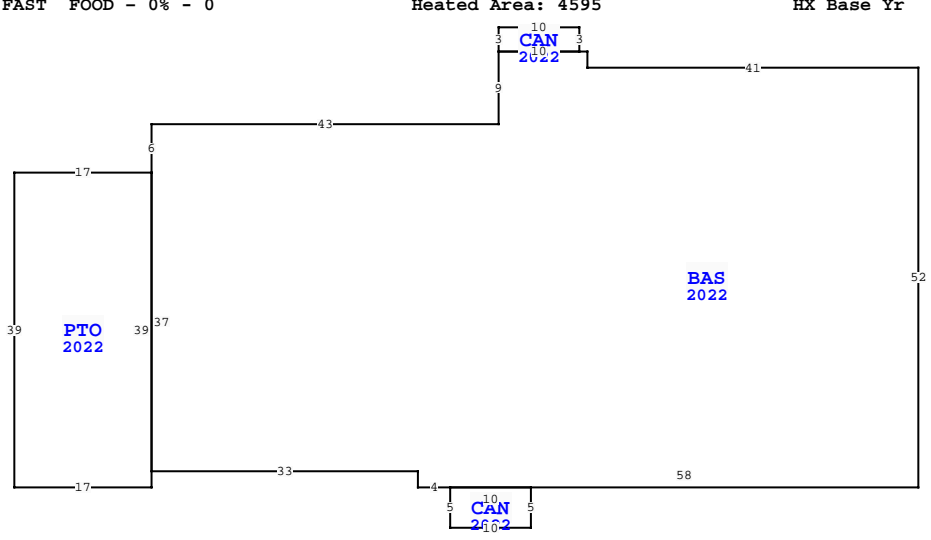




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	80
Exterior Wall	10	ABOVE AVG	20
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Ceiling	01	FIN.SUSPD	100
Air Condition	04	ROOF TOP	100
Heating Type	03	FORCED AIR	100
Fixtures		21	100
Frame	03	MASONRY	100
Story Height		19	100
RMS		4	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	2200	DRIVE-IN REST.	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4058.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	4,595	100	4,595
CAN	30	30	9
CAN	50	30	15
PTO	663	5	33
TOTALS	5,338		4,652

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	FAST FOOD	- 0%	- 0									Heated Area: 4595	
												HX Base Yr	



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			1,222,732
TOTAL MARKET OB/XF VALUE			148,371
TOTAL LAND VALUE - MARKET			1,041,640
TOTAL MARKET VALUE			2,412,743
SOH/AGL Deduction			0
ASSESSED VALUE			2,412,743
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,412,743
TOTAL JUST VALUE			2,412,743
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			2,453,728

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V	RSN CD	SALE PRICE
2480/1579	7/16/2021	SW Q	V	01	1,327,000
GRANTOR: VYSTAR CREDIT UNION					
GRANTEE: ATLANTIC INVESTMENT					
1655/0999	12/23/2009	WD Q	V	01	1,065,000
GRANTOR: DUDLEY JOHNNY L ETAL					
GRANTEE: VYSTAR CREDIT UNION					

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0803	ASPHALT C	0	0	0	26,428.00	SF	2.00	2.00	100	2022	2022	3	90	47,570	
2	0812	CONCRETE C	0	0	0	2,446.00	SF	4.00	4.00	100	2022	2022	3	100	9,784	
3	0400	CONC CURB	0	0	0	1,520.00	LF	15.00	15.00	100	2022	2022	3	100	22,800	
4	4950	BOLLARD	0	0	0	24.00	UT	100.00	100.00	100	2022	2022	3	100	2,400	
5	1126	CB/STC 8"	0	0	0	66.00	SF	8.00	8.00	100	2022	2022	3	100	528	
6	0402	CONC BUMPE	0	0	0	1.00	UT	25.00	25.00	100	2022	2022	3	100	25	
7	1126	CB/STC 8"	0	0	7	14.00	SF	8.00	8.00	100	2022	2022	3	100	112	
8	0972	ST LGHT UN	0	0	0	7.00	UT	2,530.00	2,530.00	100	2022	2022	3	99	17,533	
9	0351	CARPORT MT	0	0	6	36.00	SF	10.00	10.00	100	2022	2022	3	97	349	
10	0351	CARPORT MT	0	0	6	36.00	SF	10.00	10.00	100	2022	2022	3	97	349	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
07/08/2022		07/08/2022	

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2022] W41 N2 W1 CAN=[YR=2022] N3 W10 S3 E10\$ W10 S9 W43 S6 PTO=[YR=2022] W17 S39 E17 N39\$ S37 E33 S2 E4 CAN=[YR=2022] S5 E10 N5 W10\$E58 N52\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002200	C	DRIVE-IN	0		IW	0.00	0.00	52,082.00	SF		1.00	1.00	1.00	20.00	20.00	1,041,640							

