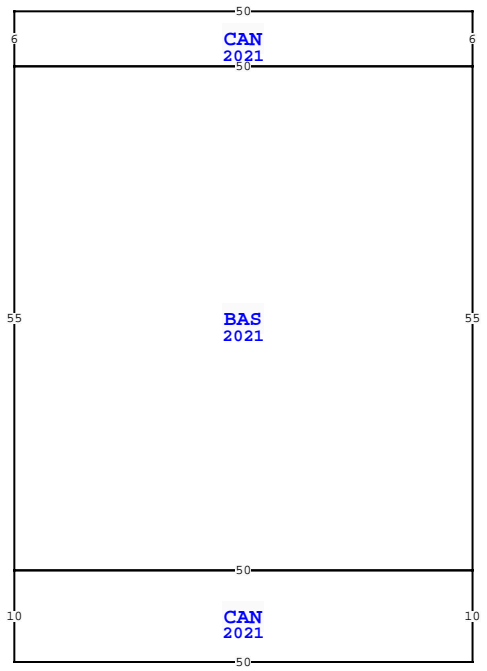




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 80	
Exterior Wall	16	WD FR STUC 20	
Roof Structure	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	08	SHT VINYL 50	
Interior Floor	15	HARDTILE 50	
Ceiling	01	FIN.SUSPD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		12 100	
Frame	05	STEEL 100	
Story Height		12 100	
RMS		4 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	02	Quality Level 02	
DOR CODE	2200	DRIVE-IN REST.	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,750	100	2,750
CAN	300	30	90
CAN	500	30	150
TOTALS	3,550		2,990
			373,811

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	FAST FOOD - 0%	- 0											
Heated Area: 2750 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			373,811
TOTAL MARKET OB/XF VALUE			85,674
TOTAL LAND VALUE - MARKET			280,884
TOTAL MARKET VALUE			740,369
SOH/AGL Deduction			0
ASSESSED VALUE			740,369
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			740,369
TOTAL JUST VALUE			740,369
NCON VALUE			0
INCOME VALUE			778,923
PREVIOUS YEAR MKT VALUE			809,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4357	SIGN	0	04/06/2021
4357	NEW CONSTR	435,300	10/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2332/1579	1/17/2020	WD Q	V		01	125,000

GRANTOR: BENNETT'S PROPERTY SE
GRANTEE: L&L INVEST LLC

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	0351	CARPENT MT	0	0	4	4	16.00	SF	10.00	10.00	100	2021	2021	3	93	149	
2	0978	SECURTY LT	0	0	0	0	10.00	UT	450.00	450.00	100	2021	2021	3	98	4,410	
3	0383	FREEZER	0	0	14	12	168.00	SF	105.00	105.00	100	2021	2021	3	98	17,287	
4	0381	COOLER	0	0	11	12	132.00	SF	82.50	82.50	100	2021	2021	3	98	10,672	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	98	588	
6	0446	BOX FNC 6'	0	0	0	0	33.00	LF	20.00	20.00	100	2021	2021	3	93	614	
7	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2021	2021	3	93	744	
8	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2021	2021	3	99	50	
9	0803	ASPHALT C	0	0	0	0	21,694.00	SF	2.00	2.00	100	2021	2021	3	88	38,181	
10	4950	BOLLARD	0	0	0	0	10.00	UT	100.00	100.00	100	2021	2021	3	100	1,000	

TOTAL OB/XF													
73,695													
BLD DATE	07/17/2024	REA	LGL DATE										
XF DATE	05/06/2022	HS	LAND DATE	07/17/2024									
INC DATE	07/17/2024	REA	AG DATE										

BUILDING NOTES													

BUILDING DIMENSIONS													
CAN=[YR=2021] W50 S6 BAS=[YR=2021] S55 CAN=[YR=2021] S10 E50 N10 W50 \$ E50 N55 W50 \$E50 N6\$.													

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		CH	0.00	0.00	40,118.00	SF		1.00	1.00	1.00	7.00	7.00	280,826							
2	009602	C	RETENTION PO	0					0.58	AC		1.00	1.00	1.00	100.00	100.00	58							

