

**LAKE WORTH ENTERPRISES LLC/
1201 OAKFIELD DR STE 209
BRANDON, FL 33511**

00-00-31-1800-0239-0061

NASSAU COUNTY PROPERTY										PAGE 1 of 3		2			
VALUATION SUMMARY															
VALUATION BY										DIRECT_CAP					
Tax Group: 2					Tax Dist:										
BUILDING MARKET VALUE										1,976,920					
TOTAL MARKET OB/XF VALUE										0					
TOTAL LAND VALUE - MARKET										0					
TOTAL MARKET VALUE										1,976,920					
SOH/AGL Deduction										0					
ASSESSED VALUE										1,976,920					
TOTAL EXEMPTION VALUE										0					
BASE TAXABLE VALUE										1,976,920					
TOTAL JUST VALUE										1,976,920					
NCON VALUE										0					
INCOME VALUE										1,976,920					
PREVIOUS YEAR MKT VALUE										1,976,920					
PERMIT NUM				DESCRIPTION				AMT		ISSUED					
02332021				XFOB				0		11/08/2021					
20210079				ROOF - 925 S 14TH				0		11/01/2021					
20161060				CHANGEOUT 4 TON U				4,750		04/15/2016					
20121666				ELEC OTHER				800		08/15/2012					
20121370				INTERIOR PARTITIO				500		07/11/2012					
20121164				TENANT LIGHTING				1,600		06/18/2012					
SALES DATA															
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE							
2619/1309		2/15/2023		SW	Q	I	01	2,461,400							
GRANTOR: KEMP RIDGE HOLDINGS L															
GRANTEE: LAKE WORTH PROPERTY															
2341/1034		12/30/2010		QC	U	I	11	100							
GRANTOR: FLASH FOODS INC															
GRANTEE: KEMP RIDGE HOLDINGS															
BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[YR=1993] W7 STP=[YR=1993] N5 W5 S5 E5\$ W11 N10 W7 STP=[YR=1993] N5 W5 S5 E5\$ W17 STP=[YR=1993] N5 W5 S5 E5\$ W18 STP=[YR=1993] N5 W5 S5 E5\$ W10 BAS=[YR=1993] W7 STP=[YR=1993] N5 W5 S5 E5\$ W18 STP=[YR=1993] N5 W5 S5 E5\$ W10 BAS=[YR=1993] W7 STP=[YR=1993] N5 W5 S5 E5\$ W18 STP=[YR=1993] N5 W5 S5 E5\$ W17 STP=[YR=1993] N5 W5 S5 E5\$ W11 BAS=[YR=1993] W7 STP=[YR=1993] N5 W5 S5 E5\$ W11 BAS=[YR=1993] W6 STP=[YR=1993] N5 W5 S5 E5\$ W12 UST=[YR=1993] W4 S16 BAS=[YR=1993] W14 FST=[YR=1993] W43 PT0=[YR=1993] W9 S20 CAN=[YR=1993] S31 E272 N9 FEP=[YR=1993] N21 U1 L1 PT0=[YR=1993] E1 N8 W8 S8 E7\$ W7 S22 E8\$ W263 N22 W9\$ E9 N20\$ S15 R9 D1 N6 E34 N10\$ S10 W34															
ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
95,360															
Common: 0															
PRINTED 07/30/2025 BY SYS															

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BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 3				2		
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
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																			NCON VALUE										0			
																			INCOME VALUE										1,976,920			
																			PREVIOUS YEAR MKT VALUE										1,976,920			
DOR CODE		1600	COMMUNITY SHOPPING																													
MAP NUM			MKT AREA																01													
NEIGHBORHOOD/LOC		1010	00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
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