



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall		31	HARDIE BRD 70			2201	04	3,855	111.1370	225.05	867,568	2022	2022	0	0	0	1.00	99.00	VALUATION BY			STANDARD									
Exterior Wall		06	BD/BATTEN 30			1 FAST FOOD - 0% - 2023										Heated Area: 3819					HX Base Yr					Tax Group: 1			Tax Dist:		
Roof Structure		09	RIDGE FRME 100																		BUILDING MARKET VALUE			858,892							
Roof Cover		04	BUILT-UP 70																		TOTAL MARKET OB/XF VALUE			135,520							
Roof Cover		12	MODULAR MT 30																		TOTAL LAND VALUE - MARKET			699,600							
Interior Wall		05	DRYWALL 60																		TOTAL MARKET VALUE			1,694,012							
Interior Wall		08	DECORATIVE 40																		SOH/AGL Deduction			0							
Interior Floor		03	CONC FINSH 50																		ASSESSED VALUE			1,694,012							
Interior Floor		11	CLAY TILE 50																		TOTAL EXEMPTION VALUE			0							
Ceiling		01	FIN.SUSPD 50																		BASE TAXABLE VALUE			1,694,012							
Ceiling		04	NONE 50																		TOTAL JUST VALUE			1,694,012							
Air Condition		03	CENTRAL 100																		NCON VALUE			0							
Heating Type		04	AIR DUCTED 100																		INCOME VALUE			1,698,816							
Fixtures		16	100																		PREVIOUS YEAR MKT VALUE			1,570,007							
Frame		08	METAL STUD 100																												
Story Height		12	100																												
RMS		4	100																												
Stories		1.	1. 100																												
Quality		03	Quality Level 03																												
DOR CODE		2200	DRIVE-IN REST.																												
MAP NUM			MKT AREA		07																										
NEIGHBORHOOD/LOC		1290.100																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	3,819	100	2022	3,819	850,871																										
CAN	18	30	2022	5	1,114																										
CAN	28	30	2022	8	1,782																										
CAN	33	30	2022	10	2,228																										
CAN	44	30	2022	13	2,897																										
TOTALS	3,942			3,855	858,892																										
EXTRA FEATURES						450027 SR 200, CALLAHAN						BLD DATE		10/23/2024		KW	LGL DATE		11/18/2024		DC										
								XF DATE		11/03/2022		HS	LAND DATE																		
								INC DATE					AG DATE																		
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	0	30,171.00	SF	2.00	2.00	100	2022	2022	3	88	53,101															
2	0812	CONCRETE C	0	0	0	0	7,599.00	SF	4.00	4.00	100	2022	2022	3	99	30,092															
3	0400	CONC CURB	0	0	0	0	1,904.00	LF	15.00	15.00	100	2022	2022	3	99	28,274															
4	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2022	2022	3	99	50															
5	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	2022	2022	3	100	800															
6	1123	CB 8"	0	0	47	1	47.00	SF	6.15	6.15	100	2022	2022	3	99	286															
7	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588															
8	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00	2,530.00	100	2022	2022	3	98	17,356															
9	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	2022	2022	3	98	1,470															
10	0964	HALON SYST	0	0	16	4	64.00	SF	50.00	50.00	100	2022	2022	3	99	3,168															
LAND DESCRIPTION										TOTAL OB/XF										135,185											
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	63,600.00	SF		1.00	1.00	1.00	11.00	11.00	699,600													

REVIEW DATE	11/02/2022	BY	HS	Total Acres: 0.00	Total Land Value: 699,600	Market: 0	Agricultural: 0	Common: 699,600	PRINTED 07/30/2025 BY SYS
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