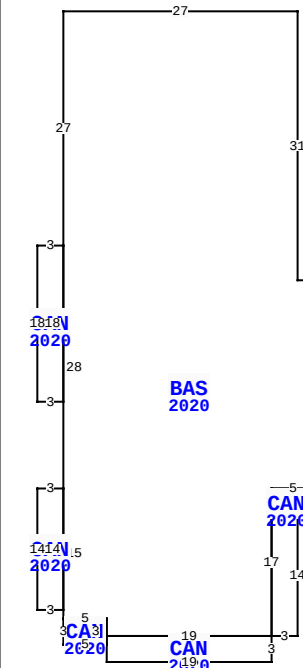
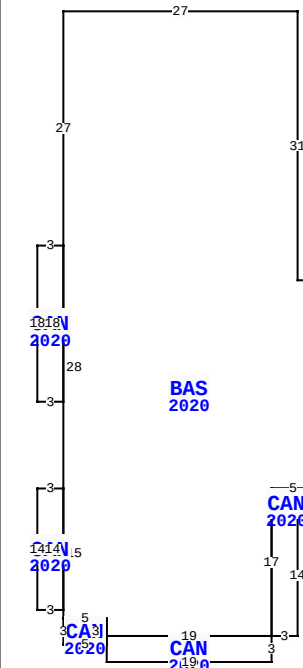


NEIMON GROUP LLC
601 SPRING OAK CIRCLE
ORLANDO, FL 32828

29-2N-25-0000-0012-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	16	WD FR STUC 70								2201	04	1,998	130.9308	265.13	529,730	2020	2020		0	0	2.00	98.00	VALUATION BY																										
Exterior Wall	20	FACE BRICK 30								2 FAST FOOD - 0% - 0										Heated Area: 1931										HX Base Yr										STANDARD									
Roof Structur	09	RIDGE FRME 100																		Tax Group: 1										Tax Dist:																			
Roof Cover	04	BUILT-UP 100																		BUILDING MARKET VALUE										519,135																			
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										98,648																			
Interior Floo	15	HARDTILE 60																		TOTAL LAND VALUE - MARKET										445,610																			
Interior Floo	11	CLAY TILE 40																		TOTAL MARKET VALUE										1,063,393																			
Ceiling	01	FIN.SUSPD 100																		SOH/AGL Deduction										133,343																			
Air Condition	04	ROOF TOP 100																		ASSESSED VALUE										930,050																			
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										0																			
Fixtures	04	12 100																		BASE TAXABLE VALUE										930,050																			
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										1,063,393																			
Story Height		16 100								NCON VALUE										0																													
RMS		3 100								INCOME VALUE																																							
Stories	1.	1. 100																		PREVIOUS YEAR MKT VALUE										1,041,327																			
Units	0	0 100																																															
Occupancy	00	NONE 100																																															
Quality	03	Quality Level 03																																															
DOR CODE	2200	DRIVE-IN REST.																																															
MAP NUM		MKT AREA																																															
NEIGHBORHOOD/LOC	1290.100																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	1,931	100	2020	1,931	501,727																																												
CAN	15	30	2020	4	1,040																																												
CAN	42	30	2020	13	3,378																																												
CAN	54	30	2020	16	4,157																																												
CAN	57	30	2020	17	4,417																																												
CAN	57	30	2020	17	4,417																																												
TOTALS	2,156			1,998	519,135																																												
EXTRA FEATURES										450047 SR 200, CALLAHAN																																							
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	18,140.00	SF	2.00	2.00	100	2020	2020	3	84	30,475																																	
2	0400	CONC CURB	0	0	0	0	973.00	LF	15.00	15.00	100	2020	2020	3	99	14,449																																	
3	0812	CONCRETE C	0	0	0	0	1,064.00	SF	4.00	4.00	100	2020	2020	3	98	4,171																																	
4	4950	BOLLARD	0	0	0	0	1.00	UT	100.00	100.00	100	2020	2020	3	100	100																																	
5	4950	BOLLARD	0	0	0	0	1.00	UT	100.00	100.00	100	2020	2020	3	100	100																																	
6	0812	CONCRETE C	0	0	221	12	2,652.00	SF	4.00	4.00	100	2020	2020	3	98	10,396																																	
7	0351	CARPORT MT	0	0	7	6	42.00	SF	10.00	10.00	100	2020	2020	3	86	361																																	
8	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2020	2020	3	95	9,614																																	
9	0812	CONCRETE C	0	0	0	0	1,227.00	SF	4.00	4.00	100	2020	2020	3	98	4,810																																	
10	0810	CONCRETE A	0	0	38	5	190.00	SF	6.50	6.50	100	2020	2020	3	98	1,210																																	
LAND DESCRIPTION										TOTAL OB/XF										75,686																													
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	0004	CH	181.00	227.00	40,510.00	SF		1.00	1.00	1.00	11.00	11.00	445,610																																
	</																																																

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 3										1							
ELEMENT		CD		CONSTRUCTION						TYPE		MDL	EFF. AREA	TOT ADJ PTS		EFF. BASE RATE	REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND		VALUATION SUMMARY																			
																												VALUATION BY										STANDARD									
																												Tax Group: 1										Tax Dist:									
																												BUILDING MARKET VALUE										519,135									
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																												TOTAL LAND VALUE - MARKET										445,610									
																												TOTAL MARKET VALUE										1,063,393									
																												SOH/AGL Deduction										133,343									
																												ASSESSED VALUE										930,050									
																												TOTAL EXEMPTION VALUE										0									
																												BASE TAXABLE VALUE										930,050									
																												TOTAL JUST VALUE										1,063,393									
																												NCON VALUE										0									
																												INCOME VALUE																			
																												PREVIOUS YEAR MKT VALUE										1,041,327									

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