PT NW1/4 OF SEC 29-2N-25E IN
OR 2555/1459

DEW1014 INVESTMENTS LLC/
1920 E HALLANDALE BEACH BLVD, STE 900
HALLANDALE BEACH, FL 33009

2025

29-2N-25-0000-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

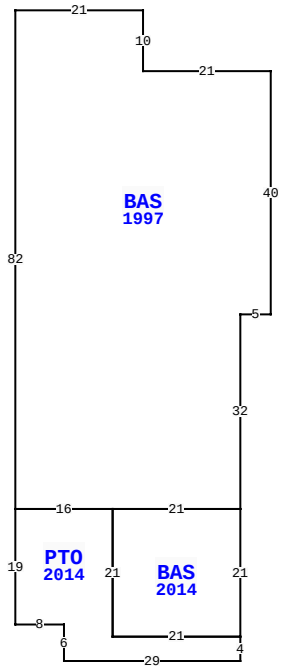
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 60
Interior Wall	06	CUST PANEL 40
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	02	WOOD FRAME 100
Story Height		13 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	3,074	100	1997	3,074	765,269
BAS	441	100	2014	441	109,787
PTO	436	5	2014	22	5,477
TOTALS	3,951			3,537	880,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2201	04	3,537	136.5990	276.61	978,370	1997	2010	0	0	0	10.00	90.00

1 FAST FOOD – 0% - 2023 Heated Area: 3515 HX Base Yr



542370 US HWY 1, CALLAHAN

BLD DATE	12/27/2024	KWX	LGL DATE	
XF DATE	12/24/2024	KWX	LAND DATE	02/04/2019 KK
INC DATE			AG DATE	

EXTRA FEATURES

LN	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	0400	CONC CURB	0	0	0	0	1,403.00	LF	15.00	15.00	100	1997	1997	3	79	16,626	
2	0825	BRICK	0	0	0	0	355.00	SF	12.50	12.50	100	1997	1997	3	91	4,038	
3	0811	CONCRETE B	0	0	0	0	646.00	SF	5.20	5.20	100	1997	1997	3	72	2,419	
4	0803	ASPHALT C	0	0	0	0	24,000.00	SF	2.00	2.00	100	1997	1997	3	50	24,000	
5	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	1997	1997	3	40	4,048	
6	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	100	1997	1997	3	40	800	
7	1127	BRICK 8"	0	0	9	68	528.00	SF	11.00	11.00	100	1997	1997	3	91	5,285	
8	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	93	1997	1997	3	93	558	
9	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	1997	1997	3	39	468	
10	0400	CONC CURB	0	0	0	0	127.00	LF	15.00	15.00	100	2014	2014	3	96	1,829	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	880,533
TOTAL MARKET OB/XF VALUE	64,587
TOTAL LAND VALUE - MARKET	506,023
TOTAL MARKET VALUE	1,451,143
SOH/AGL Deduction	0
ASSESSED VALUE	1,451,143
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,451,143
TOTAL JUST VALUE	1,451,143
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,325,602

BURGER KING

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M3888	H/AC	0	10/20/2014
E3882	REMODEL	0	09/26/2014
2138	SIGN	2,000	10/31/2001
2021	NEW CONSTR	15,000	11/19/1996
2019	NEW CONSTR	391,924	10/29/1996
1990	DEMOLITION	0	07/15/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2555/1459	4/11/2022	WD	Q	I	01	2,670,000
GRANTOR: SOUTH COAST ENTERPRIS						
GRANTEE: DEW1014 INVESTMENTS						
1928/0632	7/16/2014	WD	Q	I	05	3,000,000
GRANTOR: R & M ARMSTRONG VENTU						
GRANTEE: SOUTH COAST ENTERPR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=0,0] W21 N10 W21 S82 E16 E21 N32 E5 N40 $
BAS=[YR=2014;ORIG=-5,93] N21 W21 S21 E21 $
PTO=[YR=2014;ORIG=-42,72] S19 E8 S6 E29 N4 W21 N21 W16 $
.

LAND DESCRIPTION

TOTAL OB/XF 60,071

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0.00	0.00	46,854.00	SF		1.00	1.00	1.20	9.00	10.80	506,023							

REVIEW DATE 12/27/2024 BY KWX Total Acres: 0.00 Total Land Value: 506,023 Market: 0 Agricultural: 0 Common: 506,023 PRINTED 07/30/2025 BY SYS

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OR 2555/1459

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

NASSAU COUNTY PROPERTY

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TOTAL MARKET OB/XF VALUE	64,587
TOTAL LAND VALUE - MARKET	506,023
TOTAL MARKET VALUE	1,451,143
SOH/AGL Deduction	0
ASSESSED VALUE	1,451,143
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,451,143
TOTAL JUST VALUE	1,451,143
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,325,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2391	REPAIR/RRF	2,469	08/21/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2555/1459	4/11/2022	WD	Q	I	01	2,670,000
GRANTOR: SOUTH COAST ENTERPRIS						
GRANTEE: DEW1014 INVESTMENTS						
1928/0632	7/16/2014	WD	Q	I	05	3,000,000
GRANTOR: R & M ARMSTRONG VENTU						
GRANTEE: SOUTH COAST ENTERPR						

BLD DATE	12/27/2024	KWX	LGL DATE	
XF DATE	12/24/2024	KWX	LAND DATE	02/04/2019 KK
INC DATE			AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
11	0810	CONCRETE A	0	0	0	0	250.00	SF	6.50	6.50	100	2014	2014	3	94	1,528	
12	0098	AWNING MTL	0	0	0	0	77.00	SF	13.00	13.00	100	2014	2014	3	60	601	
13	0351	CARPORT MT	0	0	6	5	30.00	SF	10.00	10.00	100	2014	2014	3	60	180	
14	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2014	2014	3	96	48	
15	0462	ST/AL FNC	0	0	6	4	24.00	SF	10.00	10.00	100	2014	2014	3	71	170	
17	0810	CONCRETE A	0	0	0	0	425.00	SF	6.50	6.50	100	1997	1997	3	72	1,989	

TOTAL OB/XF 4,516

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/27/2024 BY KWX Total Acres: 0.00 Total Land Value: 506,023 Market: 0 Agricultural: 0 Common: 506,023 PRINTED 07/30/2025 BY SYS