

ZT HOLDINGS #03 LLC
3948 3RD ST S #361
JACKSONVILLE BEACH, FL 32250

00-00-30-044B-0105-0012

NASSAU COUNTY PROPERTY						PAGE 1 of 3		2	
VALUATION SUMMARY									
VALUATION BY					DIRECT_CAP				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					1,230,131				
TOTAL MARKET OB/XF VALUE					0				
TOTAL LAND VALUE - MARKET					0				
TOTAL MARKET VALUE					1,230,131				
SOH/AGL Deduction					0				
ASSESSED VALUE					1,230,131				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					1,230,131				
TOTAL JUST VALUE					1,230,131				
NCON VALUE					0				
INCOME VALUE					1230131				
PREVIOUS YEAR MKT VALUE					1,158,471				
CANTINA LOUIE MEXICAN STREET FOOD									
PERMIT NUM		DESCRIPTION			AMT		ISSUED		
20162381		H/AC			23,490		08/30/2016		
20162183		REMODEL			19,512		08/10/2016		
20162107		CO ISSUED			35,000		08/03/2016		
20161725		DEMOLITION			6,000		06/22/2016		
P12868		OTHER			0		11/01/2007		
M13324		MECH OTHER			0		09/01/2007		
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2046/0711		5/17/2016		SW	Q	I	05	890,000	
GRANTOR: GASPAR HOLDINGS LLC									
GRANTEE: ZT HOLDINGS #03 LLC									
1722/0895		1/27/2011		QC	U	I	11	100	
GRANTOR: THE SMALL BUSINESS AD									
GRANTEE: ZIONS FIRST NATIONA									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2004;ORIG=0,0] W71 S12 W24 S40 E13 D10R10 E72 N2 N60 \$									
CAN=[YR=2003;ORIG=-111,12] W17 D7L8 S36 D7R8 E17 N50 \$									
CAN=[YR=2016;ORIG=-111,12] S50 E16 N50 W16 \$									
DCK=[YR=2007;ORIG=-71,0] W40 S12 E40 N12 \$									
CAN=[YR=2003;ORIG=0,60] E11 N10 N26 W1 W10 S36 \$									
FAT=[YR=2003;ORIG=49,-45] E37 N27 W5 S22 W32 S5 \$									
ULP=[YR=2003;ORIG=-95,62] S2 E13 S3 E35 N5 W48 \$									
CAN=[YR=2004;ORIG=-95,62] E23 U10L10 W13 S10 \$									
ULP=[YR=2003;ORIG=11,50] E2 S16 E4 N19 E3 N2 W3 N8 W6 S13 \$									
ULP=[YR=2003;ORIG=10,13] E2 N5 W2 N8 W10 S13 E10 \$									
FST=[YR=2003;ORIG=10,24] N11 W10 S11 E10 \$									
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
37,716									
Common: 0									
PRINTED 07/09/2026 BY SYS									

ZT HOLDINGS #03 LLC
3948 3RD ST S #361
JACKSONVILLE BEACH, FL 32250

00-00-30-044B-0105-0012

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION																				PAGE 2 of 3													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
																								VALUATION BY									
																								DIRECT_CAP									
																								Tax Group: 2									
																								Tax Dist:									
																								BUILDING MARKET VALUE									
																								TOTAL MARKET OB/XF VALUE									
																								TOTAL LAND VALUE - MARKET									
																								TOTAL MARKET VALUE									
																								SOH/AGL Deduction									
																								ASSESSED VALUE									
																								TOTAL EXEMPTION VALUE									
																								BASE TAXABLE VALUE									
																								TOTAL JUST VALUE									
																								NCON VALUE									
																								INCOME VALUE									
																								PREVIOUS YEAR MKT VALUE									

ZT HOLDINGS #03 LLC
3948 3RD ST S #361
JACKSONVILLE BEACH, FL 32250

00-00-30-044B-0105-0012

[illegible]