

PT OF LOTS 37 38 39 & 40
WEST OF 14TH ST EXT
IN OR 925/488

SAND SPRINGS LLC
C/O MARK LANGFAN, 2100 S OCEAN BLVD #501N
PALM BEACH, FL 33480

2026

00-00-30-0800-0037-0030

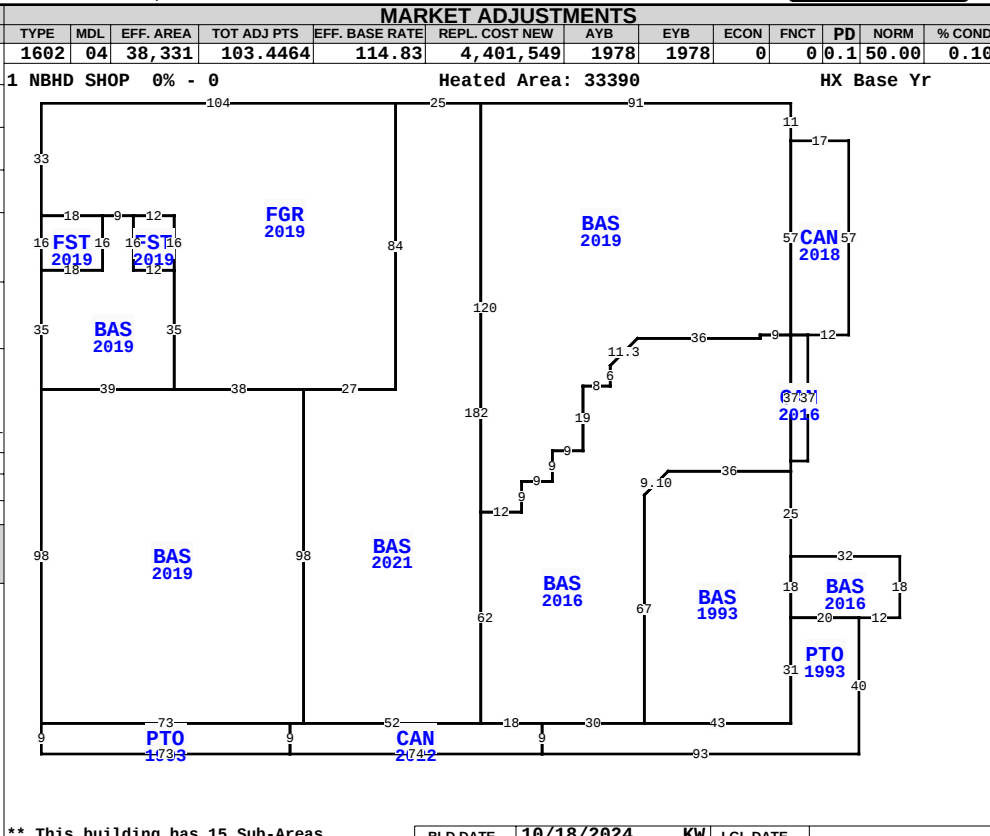


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	03	CONC FINSH 60
Interior Floor	11	CLAY TILE 40
Ceiling	04	NONE 80
Ceiling	01	FIN.SUSPD 20
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		69 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		20 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quotaency	00	ONE 1190Level 03
DOR CODE		1600COMMUNITY SHOPPING
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		2004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,158	100	1993	3,158	363
BAS	576	100	2016	576	66
BAS	5,704	100	2016	5,704	655
BAS	1,509	100	2019	1,509	173
BAS	7,546	100	2019	7,546	867
BAS	7,701	100	2019	7,701	884
BAS	7,196	100	2021	7,196	826
CAN	185	30	2016	56	6
CAN	969	30	2018	291	33
CAN	666	30	2022	200	23
TOTALS	44,551			38,331	4,402

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0966	FIRE SPRNK	0	0	0	40,617.00	SF	3.00	3.00
2	0803	ASPHALT C	0	0	0	125,252.00	SF	2.00	2.00
3	0803	ASPHALT C	0	0	0	1,129.00	SF	2.00	2.00
4	0810	CONCRETE A	0	0	0	210.00	SF	6.50	6.50
5	0400	CONC CURB	0	0	0	2,503.00	LF	15.00	15.00
6	0402	CONC BUMPE	0	0	0	14.00	UT	25.00	25.00
7	0972	ST LGHT UN	0	0	0	8.00	UT	2,530.00	2,530.00
8	0975	ST LT/ARM	0	0	0	11.00	UT	500.00	500.00
9	0400	CONC CURB	0	0	0	60.00	LF	15.00	15.00
10	0819	CONC 12"	0	0	0	2,597.00	SF	4.75	4.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001600	C	SH CTR COM	0	0003	CI	0.00	0.00	203,425.00



** This building has 15 Sub-Areas

BLD DATE	10/18/2024	KW	LGL DATE	
XF DATE			LAND DATE	05/07/2026
INC DATE	05/14/2026	REA	AG DATE	DC

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	0966	FIRE SPRNK	0	0	0	40,617.00	SF	3.00	3.00	0.1	1985	1985	3	0.1	122	
2	0803	ASPHALT C	0	0	0	125,252.00	SF	2.00	2.00	0.1	1985	1985	3	0.1	251	
3	0803	ASPHALT C	0	0	0	1,129.00	SF	2.00	2.00	0.1	1991	1991	3	0.1	2	
4	0810	CONCRETE A	0	0	0	210.00	SF	6.50	6.50	0.1	1978	1978	3	0.1	1	
5	0400	CONC CURB	0	0	0	2,503.00	LF	15.00	15.00	0.1	1978	1978	3	0.1	38	
6	0402	CONC BUMPE	0	0	0	14.00	UT	25.00	25.00	0.1	1978	1978	3	0.1	0	
7	0972	ST LGHT UN	0	0	0	8.00	UT	2,530.00	2,530.00	0.1	1995	1995	3	0.1	20	
8	0975	ST LT/ARM	0	0	0	11.00	UT	500.00	500.00	0.1	1995	1995	3	0.1	6	
9	0400	CONC CURB	0	0	0	60.00	LF	15.00	15.00	0.1	1992	1992	3	0.1	1	
10	0819	CONC 12"	0	0	0	2,597.00	SF	4.75	4.75	0.1	1978	1978	3	0.1	12	

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001600	C	SH CTR COM	0	0003	CI	0.00	0.00	203,425.00

NASSAU COUNTY PROPERTY					PAGE 1 of 3		8		
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 8			Tax Dist:						
BUILDING MARKET VALUE				4,402					
TOTAL MARKET OB/XF VALUE				493					
TOTAL LAND VALUE - MARKET				3,580,280					
TOTAL MARKET VALUE				3,585,175					
SOH/AGL Deduction				0					
ASSESSED VALUE				3,585,175					
TOTAL EXEMPTION VALUE				0					
BASE TAXABLE VALUE				3,585,175					
TOTAL JUST VALUE				3,585,175					
NCON VALUE				0					
INCOME VALUE				2802268					
PREVIOUS YEAR MKT VALUE				3,576,406					
CROSSROADS PLAZA									
PERMIT NUM		DESCRIPTION		AMT		ISSUED			
SA240010731		INSTALL ONE (1) 2		5,500		09/18/2024			
SA240009574		INSTALL ONE (1) 3		2,500		08/16/2024			
SA240009575		INSTALL ONE (1) 36		2,500		08/16/2024			
SA240009577		INSTALL ONE (1) 3		2,500		08/16/2024			
22002149		XFOB-CANOPY		40,000		02/08/2022			
21005511		REMODEL - 861 SAD		75,000		04/30/2021			
SALES DATA									
OFF RECORD Number		DATE		TYPE INST		Q U I V I RSN CD		SALE PRICE	
0925/0488		3/22/2000		WD		Q I 02		321,900	
GRANTOR: JUPITER 77 ASSOCIATES									
GRANTEE: SAND SPRINGS LLC									
0281/0314		12/01/1978		WD		Q I		1,768,000	
GRANTOR:									
GRANTEE:									

BUILDING NOTES							
BAS=[YR=2019;LABEL=Local's Cocktail Lounge;ORIG=-17,0] N11 W91 S120 E12 N9 E9 N9 E9 N19 E8 N6 U8R8 E36 N1 E9 N57 \$ BAS=[YR=2019;LABEL=Auto Zone;ORIG=-237,73] S98 E73 E4 N98 W38 W39 \$ BAS=[YR=2021;LABEL=Best Price furniture;ORIG=-108,-11] W25 S84 W27 S98 E52 N182 \$ FGR=[YR=2019;LABEL=has AC;ORIG=-133,-11] W104 S33 E18 E9 E12 S16 S35 E38 E27 N84 \$ BAS=[YR=2016;LABEL=Sadler Ranch;ORIG=-17,97] N3 N37 W9 S1 W36 D8L8 S6 W8 S19 W9 S9 W9 S9 W12 S62 E18 E30 N67 U7R7 E36 \$ BAS=[YR=1993;LABEL=The Loop;ORIG=-17,122] N25 W36 D7L7 S67 E43 N31 N18 \$							
AND ALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
580,280							
					</		

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REVIEW DATE 07/01/2025 BY KWX Total Acres: 4.67 Total Land Value: 3,580,280 Market: 0 Agricultural: 0 Common: 3,580,280 PRINTED 07/09/2026 BY SYS