



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	13	LVT/LAMNT 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	13	100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		8 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	2100	RESTAURANTS/CAFE

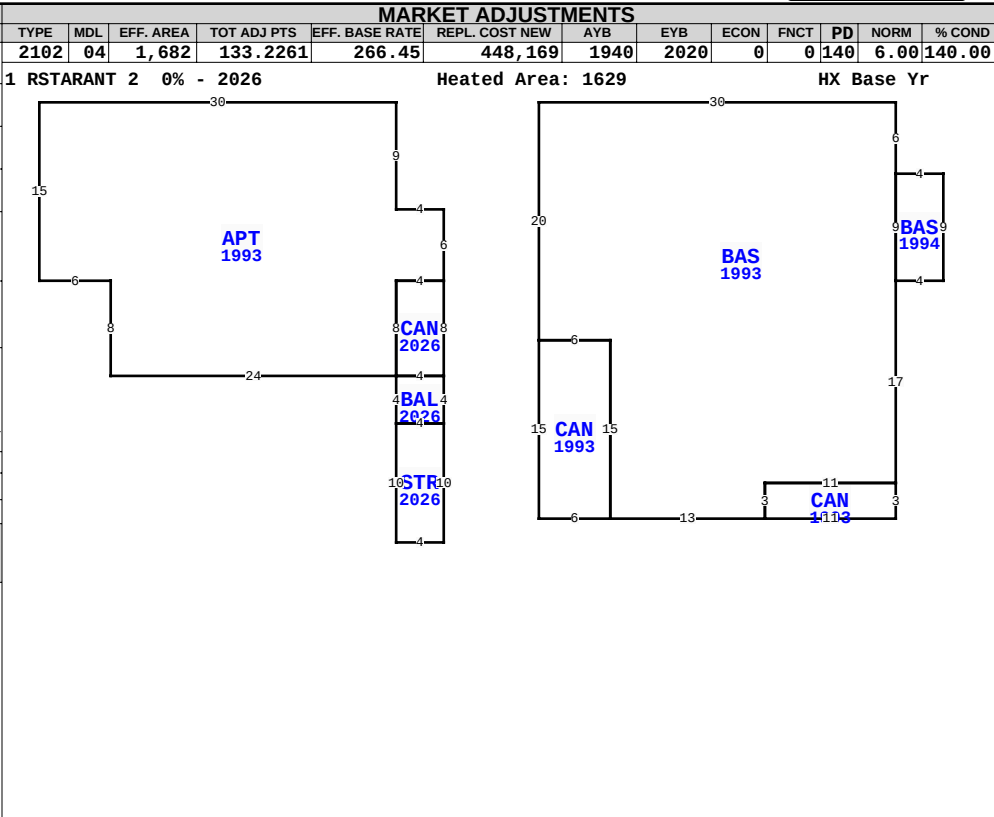
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	666	100	1993	666	248,438
BAL	16	15	2026	2	746
BAS	927	100	1993	927	345,799
BAS	36	100	1994	36	13,429
CAN	33	30	1993	10	3,731
CAN	90	30	1993	27	10,072
CAN	32	30	2026	10	3,731
STR	40	10	2026	4	1,492

TOTALS	1,840			1,682	627,437
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
4	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00
5	0858	SCULP CONC	0	0	0	0	750.00	SF	13.00
8	0446	BOX FNC 6'	0	0	0	0	120.00	LF	20.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002100	C	RESTAURANT	0	0003	C-3	38.00	100.00	3,800.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

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
4	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	1999	1999	3	20	80	
5	0858	SCULP CONC	0	0	0	0	750.00	SF	13.00	13.00	100	1999	1999	3	92	8,970	
8	0446	BOX FNC 6'	0	0	0	0	120.00	LF	20.00	20.00	100	2026	2025	100		2,400	

TOTAL OB/XF										11,450							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES
1	002100	C	RESTAURANT	0	0003	C-3	38.00	100.00	3,800.00	SF		1.00	1.00	70.00	70.00	266,000	

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 2		
Tax Group: 2										Tax Dist:		
BUILDING MARKET VALUE										627,437		
TOTAL MARKET OB/XF VALUE										11,450		
TOTAL LAND VALUE - MARKET										266,000		
TOTAL MARKET VALUE										904,887		
SOH/AGL Deduction										0		
ASSESSED VALUE										904,887		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										904,887		
TOTAL JUST VALUE										904,887		
NCON VALUE										8,368		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										653,892		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDC-2025-0	INTERIOR RENOVATI	100,000	12/15/2025
DEMC-2025-0	THIS IS FOR A REM	0	07/23/2025
20142074	SIGN	390	09/23/2014
20121948	REPAIR/RRF	500	09/24/2012
20101083	ELEC OTHER	800	07/01/2010
20090130	DEMOLITION	0	01/29/2009

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2796/779	6/25/2025	WD	Q	I	01	1,200,000			
GRANTOR: GODWIN HAROLD LEE & A									
GRANTEE: BARBILL-FLA LLC									
0566/1129	4/03/1989	WD	Q	I		90,000			
GRANTOR: COONROD DAVID									
GRANTEE: GODWIN HAROLD L									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=-30,0] S20 E6 S15 E13 N3 E11 N17 N9 N6 W30 \$									
APT1993=[ORIG=-72,0] E30 S9 E4 S6 W4 S8 W24 N8 W6 N15 \$									
CAN=[YR=1993;ORIG=-30,20] S15 E6 N15 W6 \$									
BAS=[YR=1994;ORIG=0,15] E4 N9 W4 S9 \$									
CAN=[YR=1993;ORIG=-11,35] E11 N3 W11 S3 \$									
CAN=[YR=2026;ORIG=-42,15] E4 S8 W4 N8 \$									
BAL=[YR=2026;ORIG=-42,23] E4 S4 W4 N4 \$									
STR=[YR=2026;ORIG=-42,27] E4 S10 W4 N10 \$									
PTR=[ORIG=0,0] E15 W15 \$									