

PT OF SEC 29-2N-25E
IN OR 2406/289
ESMT IN OR 2380-80

NEIMON GROUP LLC
601 SPRING OAK CIRCLE
ORLANDO, FL 32828

2026

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



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 3										
Exterior Wall	16	WD FR STUC 70	2201	04	1,998	130.9308	281.17	561,778	2020	2020	0	0	0	3.00	97.00	VALUATION BY STANDARD									
Exterior Wall	20	FACE BRICK 30	2 FAST FOOD 0% - 0													Heated Area: 1931 HX Base Yr									
Roof Structure	09	RIDGE FRME 100														Tax Group: 1 Tax Dist:									
Roof Cover	04	BUILT-UP 100														BUILDING MARKET VALUE 544,925									
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 97,026									
Interior Floor	15	HARDTILE 60														TOTAL LAND VALUE - MARKET 445,610									
Interior Floor	11	CLAY TILE 40														TOTAL MARKET VALUE 1,087,561									
Ceiling	01	FIN.SUSPD 100														SOH/AGL Deduction 64,506									
Air Condition	04	ROOF TOP 100														ASSESSED VALUE 1,023,055									
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE 0									
Fixtures	12	100														BASE TAXABLE VALUE 1,023,055									
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 1,087,561									
Story Height	16	100	NCON VALUE 0																						
RMS	3	100	INCOME VALUE																						
Stories	1.	1. 100	PREVIOUS YEAR MKT VALUE 1,063,393																						
Units	0	100																							
Occupancy	00	NONE 100																							
Quality	03	Quality Level 03																							
DOR CODE	2200	FAST FOOD																							
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	1,931	100	2020	1,931	526,651																				
CAN	15	30	2020	4	1,091																				
CAN	42	30	2020	13	3,545																				
CAN	54	30	2020	16	4,364																				
CAN	57	30	2020	17	4,637																				
CAN	57	30	2020	17	4,637																				
TOTALS	2,156			1,998	544,925																				
EXTRA FEATURES						450047 SR 200, CALLAHAN										BLD DATE 03/17/2021 XF DATE 03/17/2021 INC DATE									
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	82	29,750									
2	0400	CONC CURB	0	0	0	0	973.00	LF	15.00	15.00	100	2020	2020	3	98	14,303									
3	0812	CONCRETE C	0	0	0	0	1,064.00	SF	4.00	4.00	100	2020	2020	3	97	4,128									
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	97	10,290									
7	0351	CARPORT MT	0	0	7	6	42.00	SF	10.00	10.00	100	2020	2020	3	82	344									
8	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2020	2020	3	94	9,513									
9	0812	CONCRETE C	0	0	0	0	1,227.00	SF	4.00	4.00	100	2020	2020	3	97	4,761									
10	0810	CONCRETE A	0	0	38	5	190.00	SF	6.50	6.50	100	2020	2020	3	97	1,198									
LAND DESCRIPTION						TOTAL OB/XF 74,487																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 445,610 Market: 0 Agricultural: 0 Common: 445,610 PRINTED 07/09/2026 BY SYS																									

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																			VALUATION BY										STANDARD										
																				Tax Group: 1										Tax Dist:									
																				BUILDING MARKET VALUE										544,925									
																				TOTAL MARKET OB/XF VALUE										97,026									
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