



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY										PAGE 1 of 2		1
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall	16	WD FR STUC 60				2201	04	3,537	136.5990	293.35	1,037,579	1997	2010	0	0	0	11.00	89.00	STANDARD													
Exterior Wall	20	FACE BRICK 40				1 FAST FOOD 0% - 2023														Heated Area: 3515										HX Base Yr		
Roof Structure	09	RIDGE FRME 100																		Tax Group: 1										Tax Dist:		
Roof Cover	04	BUILT-UP 100																		BUILDING MARKET VALUE										923,445		
Interior Wall	08	DECORATIVE 60																		TOTAL MARKET OB/XF VALUE										63,778		
Interior Wall	06	CUST PANEL 40																		TOTAL LAND VALUE - MARKET										520,079		
Interior Floor	15	HARDTILE 100																		TOTAL MARKET VALUE										1,507,302		
Ceiling	01	FIN.SUSPD 100																		SOH/AGL Deduction										0		
Air Condition	04	ROOF TOP 100																		ASSESSED VALUE										1,507,302		
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										0		
Fixtures	11	100																		BASE TAXABLE VALUE										1,507,302		
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										1,507,302		
Story Height	13	100																		NCON VALUE										0		
RMS	5	100																		INCOME VALUE												
Stories	1.	1. 100																		PREVIOUS YEAR MKT VALUE										1,451,143		
Units	0	100																														
BUD8 Adjustme	01	DIST CA 100																														
Occupancy	00	NONE 100																														
Quality	04	Quality Level 04																														
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	3,074	100	1997	3,074	802,565																											
BAS	441	100	2014	441	115,137																											
PTO	436	5	2014	22	5,744																											
TOTALS	3,951			3,537	923,445	542370 US HWY 1, CALLAHAN																										
EXTRA FEATURES						BLD DATE														LGL DATE		05/12/2026		DC								
						XF DATE														LAND DATE												
						INC DATE														AG 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	0400	CONC CURB	0	0	0	0	1,403.00	LF	15.00	15.00	100	1997	1997	3	77	16,205																
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	70	2,351																
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	39	3,947																
6	0975	ST LT/ARM	0	0	0	0	4.00	UT	500.00	500.00	100	1997	1997	3	39	780																
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	36	432																
10	0400	CONC CURB	0	0	0	0	127.00	LF	15.00	15.00	100	2014	2014	3	95	1,810																
LAND DESCRIPTION						TOTAL OB/XF														59,406												
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	0.00	0.00	46,854.00	SF		1.00	1.00	1.20	9.25	11.10	520,079															

REVIEW DATE	06/16/2026	BY	KW	Total Acres: 0.00	Total Land Value: 520,079	Market: 0	Agricultural: 0	Common: 520,079	PRINTED 07/09/2026 BY SYS
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