



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	11	CLAY TILE 60
Interior Floo	15	HARDTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	15	100
Frame	02	WOOD FRAME 100
Story Height	14	100
RMS	6	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality 03 Quality Level 03

DOR CODE 2200FAST FOOD

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,090	100	2000	3,090	396,195

TOTALS 3,090 3,090 396,195

EXTRA FEATURES

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	33,785.00	SF	2.00	2.00	100	2000	2000	3	50	33,785	
2	0400	CONC CURB	0	0	0	0	1,935.00	LF	15.00	15.00	100	2000	2000	3	81	23,510	
3	4950	BOLLARD	0	0	0	0	7.00	UT	100.00	100.00	100	2000	2000	3	100	700	
4	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	2000	2000	3	45	158	
5	1127	BRICK 8"	0	0	65	6	390.00	SF	11.00	11.00	100	2000	2000	3	93	3,990	
6	0466	FNC GT 20'	0	0	0	0	1.00	UT	600.00	600.00	100	2000	2000	3	45	270	
7	0812	CONCRETE C	0	0	0	0	2,947.00	SF	4.00	4.00	100	2000	2000	3	75	8,841	
8	0964	HALON SYST	0	0	10	3	30.00	SF	50.00	50.00	100	2000	2000	3	75	1,125	
9	0964	HALON SYST	0	0	10	2	20.00	SF	50.00	50.00	100	2000	2000	3	75	750	
10	0972	ST LGHT UN	0	0	0	0	9.00	UT	2,530.00	2,530.00	100	2000	2000	3	45	10,247	

LAND DESCRIPTION

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	CHT	0.00	0.00	101,060.00	SF		1.00	1.00	0.90	19.00	17.10	1,728,126							

REVIEW DATE 01/01/2023 BY CD

Total Acres: 2.32

Total Land Value: 1,728,126

Market: 0

Agricultural: 0

Common: 1,728,126

PRINTED 07/09/2026 BY SYS

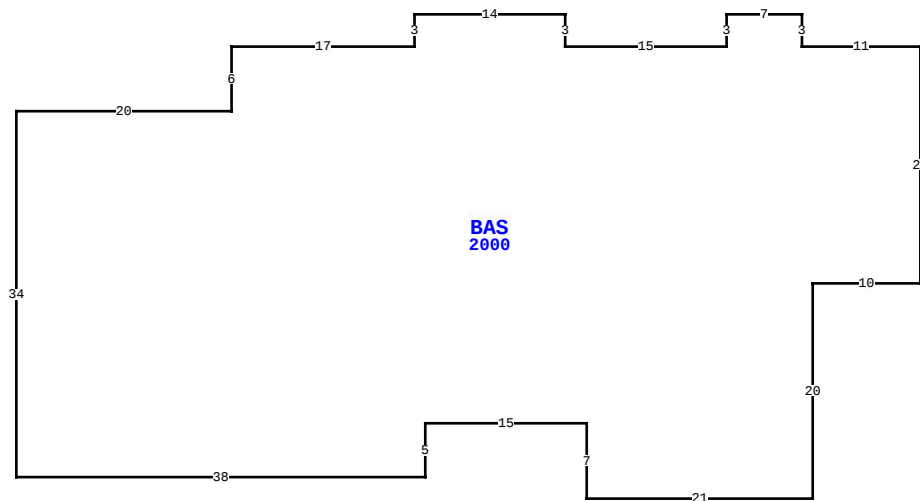
MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2201	04	3,090	132.6780	284.93	880,434	2000	2000	0	0	30	25.00	45.00

1 FAST FOOD 0% - 0

Heated Area: 3090

HX Base Yr



NASSAU COUNTY PROPERTY

PAGE 1 of 2

4

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		396,195
TOTAL MARKET OB/XF VALUE		88,263
TOTAL LAND VALUE - MARKET		1,728,126
TOTAL MARKET VALUE		2,212,584
SOH/AGL Deduction		619,882
ASSESSED VALUE		1,592,702
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,592,702
TOTAL JUST VALUE		2,212,584
NCON VALUE		0
INCOME VALUE		1313249
PREVIOUS YEAR MKT VALUE		1,920,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009106	REMODEL	180,000	12/05/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2077/1446	8/01/2016	QC U	I	I	11	100
GRANTOR: GONZALEZ REBECCA S F						
GRANTEE: A A L & F SOUTHERN						
2077/1443	8/01/2016	QC U	I	I	11	100
GRANTOR: FARMER STEVEN W						
GRANTEE: GONZALEZ REBECCA S						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2000] W11 N3 W7 S3 W15 N3 W14 S3 W17 S6 W20 S34 E38 N5 E15 S7 E21 N20 E10 N22\$.	

BLD DATE 07/15/2019

KK

LGL DATE

XF DATE

LAND DATE

INC DATE

AG DATE

04/20/2026 DC

TOTAL OB/XF																	83,376
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	33,785.00	SF	2.00	2.00	100	2000	2000	3	50	33,785	
2	0400	CONC CURB	0	0	0	0	1,935.00	LF	15.00	15.00	100	2000	2000	3	81	23,510	
3	4950	BOLLARD	0	0	0	0	7.00	UT	100.00	100.00	100	2000	2000	3	100	700	
4	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	2000	2000	3	45	158	
5	1127	BRICK 8"	0	0	65	6	390.00	SF	11.00	11.00	100	2000	2000	3	93	3,990	
6	0466	FNC GT 20'	0	0	0	0	1.00	UT	600.00	600.00	100	2000	2000	3	45	270	
7	0812	CONCRETE C	0	0	0	0	2,947.00	SF	4.00	4.00	100	2000	2000	3	75	8,841	
8	0964	HALON SYST	0	0	10	3	30.00	SF	50.00	50.00	100	2000	2000	3	75	1,125	
9	0964	HALON SYST	0	0	10	2	20.00	SF	50.00	50.00	100	2000	2000	3	75	750	
10	0972	ST LGHT UN	0	0	0	0	9.00	UT	2,530.00	2,530.00	100	2000	2000	3	45	10,247	

REVIEW DATE	01/01/2023	BY	CD	Total Acres: 2.32	Total Land Value: 1,728,126	Market: 0	Agricultural: 0	Common: 1,728,126	PRINTED 07/09/2026 BY SYS
-------------	------------	----	----	-------------------	-----------------------------	-----------	-----------------	-------------------	---------------------------