

L&L INVEST LLC
4262 RAINTREE DR
MACCLENNY, FL 32063

49-2N-25-4100-0001-0023

BUILDING CHARACTERISTICS/CONSTRUCTION										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY												
Exterior Wall		25	MOD METAL 80		2201	04	2,990	103.2408	221.71	662,913	2021	2021	0	040.5	2.00	57.50	VALUATION BY		STANDARD										
Exterior Wall		16	WD FR STUC 20		1 FAST FOOD 0% - 0												Heated Area: 2750 HX Base Yr												
Roof Structure		10	STEEL FRME 100		CAN 2021 BAS 2021 CAN 2021												Tax Group: 1		Tax Dist:										
Roof Cover		12	MODULAR MT 100														BUILDING MARKET VALUE		381,175										
Interior Wall		05	DRYWALL 100														TOTAL MARKET OB/XF VALUE		82,763										
Interior Floor		08	SHT VINYL 50														TOTAL LAND VALUE - MARKET		290,914										
Interior Floor		15	HARDTILE 50														TOTAL MARKET VALUE		754,852										
Ceiling		01	FIN.SUSPD 100														SOH/AGL Deduction		0										
Air Condition		03	CENTRAL 100														ASSESSED VALUE		754,852										
Heating Type		04	AIR DUCTED 100														TOTAL EXEMPTION VALUE		0										
Fixtures		04	12 100														BASE TAXABLE VALUE		754,852										
Frame		05	STEEL 100														TOTAL JUST VALUE		754,852										
Story Height			12 100		NCON VALUE		0																						
RMS			4 100		INCOME VALUE		778923																						
Stories		1.	1. 100		PREVIOUS YEAR MKT VALUE		730,932																						
Units		0	0 100		SHIEK RESTAURANT																								
Occupancy		00	OWNER OCC 100																										
Quality		02	Quality Level 02																										
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	2,750	100	2021	2,750	350,579																								
CAN	300	30	2021	90	11,474																								
CAN	500	30	2021	150	19,123																								
TOTALS		3,550			2,990	381,175																							
EXTRA FEATURES						542104 US HWY 1, CALLAHAN										BLD DATE 02/12/2026		REA HS		LGL DATE		05/12/2026 DC							
						XF DATE 05/06/2022		INC DATE 07/17/2024		REA		LAND 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	0351	CARPORT MT	0	0	4	4	16.00	SF	10.00	10.00	100	2021	2021	3	86	138													
2	0978	SECURTY LT	0	0	0	0	10.00	UT	450.00	450.00	100	2021	2021	3	95	4,275													
3	0383	FREEZER	0	0	14	12	168.00	SF	105.00	105.00	100	2021	2021	3	95	16,758													
4	0381	COOLER	0	0	11	12	132.00	SF	82.50	82.50	100	2021	2021	3	95	10,346													
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	95	570													
6	0446	BOX FNC 6'	0	0	0	0	33.00	LF	20.00	20.00	100	2021	2021	3	86	568													
7	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2021	2021	3	86	688													
8	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2021	2021	3	99	50													
9	0803	ASPHALT C	0	0	0	0	21,694.00	SF	2.00	2.00	100	2021	2021	3	84	36,446													
10	4950	BOLLARD	0	0	0	0	10.00	UT	100.00	100.00	100	2021	2021	3	100	1,000													
LAND DESCRIPTION										TOTAL OB/XF										70,839									
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		CH	0.00	0.00	40,118.00	SF		1.00	1.00	1.00	7.25	7.25	290,856											
2	009602	C	RETENTION PO		0					0.58	AC		1.00	1.00	1.00	100.00	100.00	58											

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REVIEW DATE	01/01/2023	BY	CD	Total Acres: 0.00	Total Land Value: 290,914	Market: 0	Agricultural: 0	Common: 290,914	PRINTED 07/09/2026 BY SYS
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