

PROPERTY 70784 R COMM 10/20/2015
Legal Description
 VISTA PLANTATION PHASE II OR BK 699 PP 1817
 COMMERCIAL AREA & ALSO INCL GOLDEN CORRAL REST
 PCL DESC AS FOLL; COM AT NE COR OF SEC 6; TH N 89
 DEG 50 MIN 52 SEC W 80.00 FT; TH S 00 DEG 00 MIN 00 SEC

OWNER ID: VERO BEACH ASSOC RETAIL LLC
 181579 C/O TKG MANAGEMENT
 211 N STADIUM BLVD STE 201
 COLUMBIA, MO 65203

TAX AREA: 7
 70784
ACRES: 2.6600
APPR VAL METHOD: Cost
SOH %: 0.00
NSOH 54 %: 0.00
NSOH 55 %: 100.00

IMPROVEMENT VALUE 650,119
 LAND MARKET + 492,448
 TOTAL MARKET VALUE = 1,142,567
 AG VALUE = 0
 PRODUCTIVITY LOSS = 0
 ASSESSED VALUE = 1,142,567
 EXEMPTION VALUE =
 TAXABLE VALUE = 1,142,567

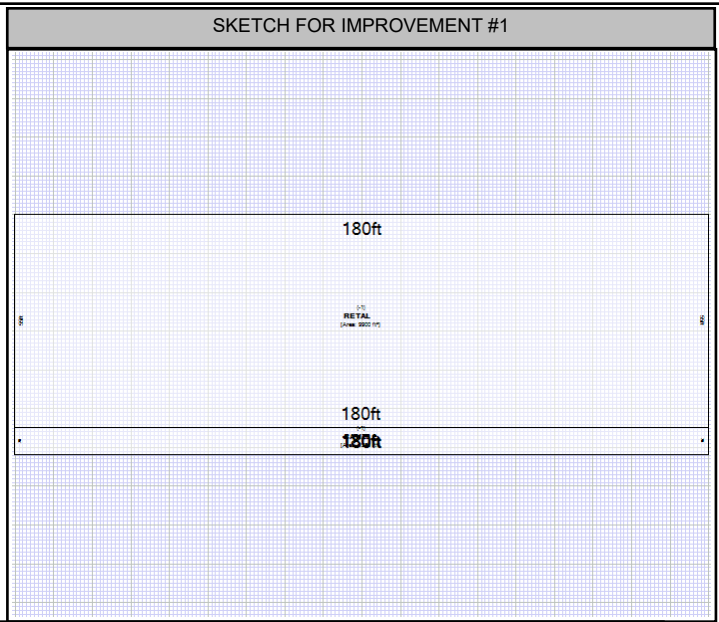
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SITUS 6600 20TH ST VERO BEACH, FL 32966

DBA:

GENERAL			
UTILITIES	LAST APPR.	WB	
TOPOGRAGPHY	LAST APPR. YR	2017	
ROAD ACCESS	LAST INSP. DATE	05/09/2017	
ZONING	CN	NEXT INSP. DATE	
PRIMARY USE	1200	# OF IMPRV	4
NEXT REASON			
REMARKS			

BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
10/25/2013	MISC		A	2,390
08/16/2010	REPR		A	15,000

SALES INFORMATION			
SALE DT	PRICE	GRANTOR	DEED INFO
10/01/2012	100	*VERO BEACH ASSOC Q5 / 2632 / 992	
01/01/1999	1,265,000	*VISTA PROP OF VERCWD / 1253 / 1829	



EXEMPTIONS	



REGION:		SUBD: 3339060007 (100 NBHD 700060.00 (100% SUBSET:		IMPROVEMENT VALUATION										LIVING AREA: 20,012		APPR/SQFT: 57.09		SALE/SQFT: 0.00		B-USE: RETAL	
#	TYPE SHAPE	MTHD CLASS/SUB	Quality	LF	LENGTH	WIDTH	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE	
1	*RETA	JMM C/	AV	100	0.00	0.00	9,900.0	58.28	1	1985	1985	AV	576,972	70%	60%				0.42	242,328	
2	CAN2	JMM C/	AV	100	0.00	0.00	1,260.0	11.66	1	1985	1986	AV	14,692	70%	60%				0.42	6,171	
3	AAPV	MISC C/	AV	100	0.00	0.00	1,084.0	1.96	1	1985	1985	AV	2,125	70%	60%				0.42	893	
4	CONC	MISC C/	AV	100	0.00	0.00	1,694.0	2.72	1	1985	1985	AV	4,608	70%	60%				0.42	1,935	
5	MWC:	MISC C/	AV	100	18.00	6.00	108.0	4.35	1	1985	1985	AV	470	70%	60%				0.42	197	
6	MWC:	MISC C/	AV	100	0.00	0.00	108.0	4.35	1	1985	1985	AV	470	70%	60%				0.42	197	
7	MWBf	MISC C/	AV	100	10.00	4.00	40.0	7.50	1	1985	1985	AV	300	70%	60%				0.42	126	
1 Retail Store							14,194.0 (E1985) Homesite: N		599,637		Living Area: 9,900		251,847								

IMPROVEMENT FEATURES					
DESCRIPTION	UNITS	CODE	DESCRIPTION	UNITS	CODE
Ceiling	0.00	Acoustical Pane	Special Rate	0.00	Special Rate
Depreciation Table	0.00	Commercial Bld	Units Type	9.00	Stores
Exterior	90.00	Stucco			
Exterior	10.00	Metal & Glass			
Floor Cov	0.00	Tile, hard			
FloorType	0.00	Concrete Slab			
Frame	0.00	Masonry			
Group ID	0.00	Commercial Grc			
HC&V	100.00	Package			
Plumbing	8.00	Plumbing			
Roof Type	0.00	Hip			
Roofing	100.00	Composition, SI			

REGION:		SUBD: 3339060007 (100 NBHD: 700060.00 (85% SUBSET:		LAND VALUATION										IRR Wells:		Capacity:		IRR Acres:		Oil Wells:	
L#	DESCRIPTION	ZONING	LUSE	SOIL	CLS	TABLE	HS	METH	UNITS	UNIT PRICE	GROSS VAL	ADJ	LAND	ADJ	SRC	MKT VAL					
1	I	CN	12C			SPECIAL	N	SQ	115870.00	5.00	579,350	1.00	0.85	A	492,448						
Land Total : 0									115870.0000		492,448										

PRODUCTIVITY VALUATION			
AG	ACRES	AG USE	AG VALUE
N			0.00
			0

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 DEG 50 MIN 52 SEC W 80.00 FT; TH S 00 DEG 00 MIN 00 SEC

OWNER ID: VERO BEACH ASSOC RETAIL LLC
 181579 C/O TKG MANAGEMENT
 211 N STADIUM BLVD STE 201
 COLUMBIA, MO 65203

TAX AREA: 7
 70784
ACRES: 2.6600

IMPROVEMENT VALUE	650,119
LAND MARKET	+ 492,448
TOTAL MARKET VALUE	= 1,142,567
AG VALUE	= 0
PRODUCTIVITY LOSS	= 0
ASSESSED VALUE	= 1,142,567
EXEMPTION VALUE	=
TAXABLE VALUE	= 1,142,567

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SITUS 6600 20TH ST VERO BEACH, FL 32966

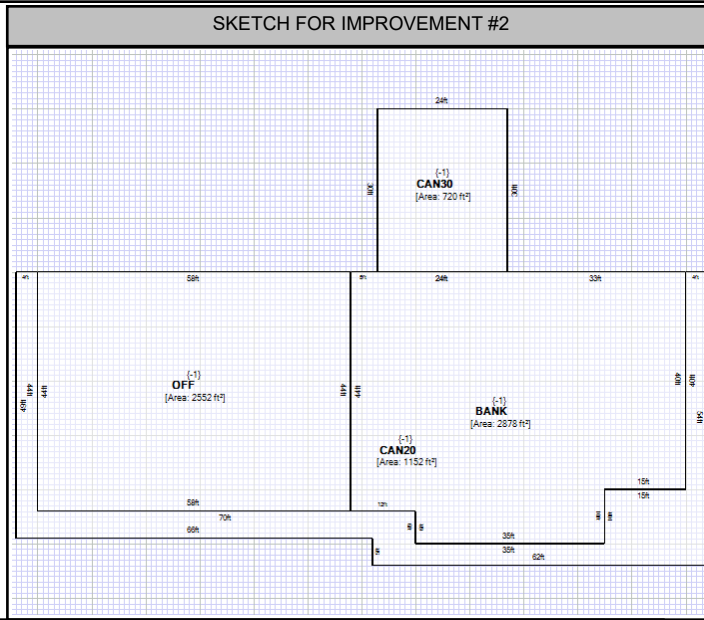
DBA:

APPR VAL METHOD: Cost
SOH %: 0.00
NSOH 54 %: 0.00
NSOH 55 %: 100.00

GENERAL	
UTILITIES	LAST APPR.
TOPOGRAGPHY	LAST APPR. YR
ROAD ACCESS	LAST INSP. DATE
ZONING	NEXT INSP. DATE
PRIMARY USE	# OF IMPRV
NEXT REASON	
REMARKS	

BUILDING PERMITS

SALES INFORMATION



EXEMPTIONS

PICTURE

REGION:	SUBD:	NBHD:	SUBSET:	IMPROVEMENT VALUATION	LIVING AREA:	APPR/SQFT:	SALE/SQFT:	B-USE:	RETAIL													
	3339060007	100	700060.00	(100% SUBSET)	20,012	57.09	0.00															
#	TYPE	SHAPE	MTHD	CLASS/SUB	Quality	LF	LENGTH	WIDTH	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1	*BANK	JMM	C/	AV	100	0.00	0.00	0.00	2,878.0	107.39	1	1986	1986	AV	309,068	72%	60%				0.43	133,517
2	CAN3	JMM	C/	AV	100	0.00	0.00	0.00	720.0	32.22	1	1986	1986	AV	23,198	72%	60%				0.43	10,022
3	OFF	JMM	C/	AV	100	0.00	0.00	0.00	2,552.0	107.39	1	1986	1986	AV	274,059	72%	60%				0.43	118,393
4	CAN2	JMM	C/	AV	100	0.00	0.00	0.00	1,152.0	21.48	1	1986	1986	AV	24,745	72%	60%				0.43	10,690
2 Office General										7,302.0 (E1986) Homesite: N		631,070		Living Area: 5,430		272,622						

IMPROVEMENT FEATURES					
DESCRIPTION	UNITS	CODE	DESCRIPTION	UNITS	CODE
Ceiling	0.00	Acoustical Pane	Special Rate	0.00	Special Rate
Depreciation Table	0.00	Commercial Bld	Units Type	3.00	Offices
Exterior	100.00	Stucco	Ceiling	0.00	Acoustical Pa
Floor Cov	0.00	Carpet (wall to	Depreciation Table	0.00	Commercial I
FloorType	0.00	Concrete Slab	Exterior	100.00	Stucco
Frame	0.00	Masonry	Floor Cov	0.00	Carpet (wall t
Group ID	0.00	Office Group	FloorType	0.00	Concrete Sta
HC&V	100.00	Package	Frame	0.00	Masonry
HC&V	0.00	Heat Pump Sys	Group ID	0.00	Office Group
Plumbing	4.00	Plumbing	HC&V	100.00	Package
Roof Type	0.00	Hip	HC&V	0.00	Heat Pump S
Roofing	100.00	Composition, SI	Plumbing	4.00	Plumbing

REGION:	SUBD:	NBHD:	SUBSET:	LAND VALUATION	IRR Wells:	Capacity:	IRR Acres:	Oil Wells:							
L#	DESCRIPTION	ZONING	LUSE	SOIL	CLS	TABLE	HS	METH	UNITS	UNIT PRICE	GROSS VAL	ADJ	LAND ADJ	SRC	MKT VAL

PRODUCTIVITY VALUATION					
AG	ACRES	AG USE	AG TABLE	AG UNIT PRC	AG VALUE

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 COMMERCIAL AREA & ALSO INCL GOLDEN CORRAL REST
 PCL DESC AS FOLL; COM AT NE COR OF SEC 6; TH N 89
 DEG 50 MIN 52 SEC W 80.00 FT; TH S 00 DEG 00 MIN 00 SEC

OWNER ID: VERO BEACH ASSOC RETAIL LLC
 181579 C/O TKG MANAGEMENT
 211 N STADIUM BLVD STE 201
 COLUMBIA, MO 65203

TAX AREA: 7
 70784
ACRES: 2.6600

IMPROVEMENT VALUE	650,119
LAND MARKET	+ 492,448
TOTAL MARKET VALUE	= 1,142,567
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PRODUCTIVITY LOSS	= 0
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EXEMPTION VALUE	=
TAXABLE VALUE	= 1,142,567

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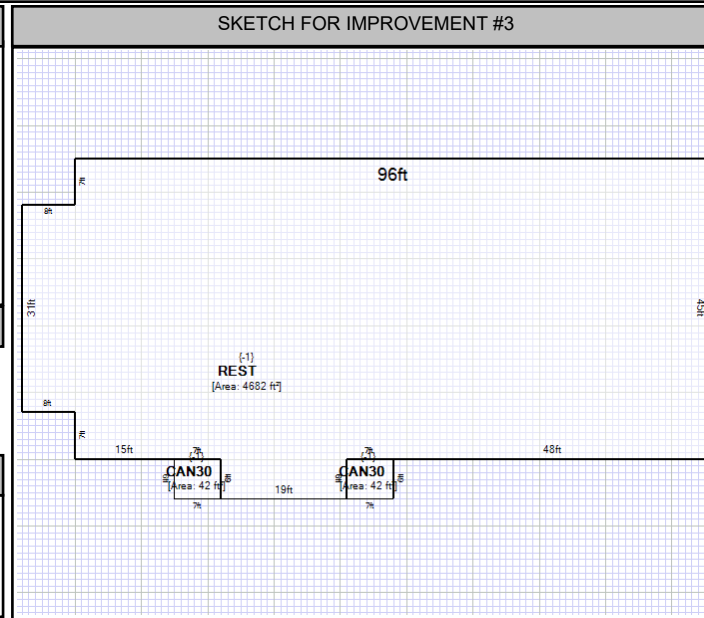
DBA:

SOH %: 0.00
 NSOH 54 %: 0.00
 NSOH 55 %: 100.00

GENERAL	
UTILITIES	LAST APPR.
TOPOGRAGPHY	LAST APPR. YR
ROAD ACCESS	LAST INSP. DATE
ZONING	NEXT INSP. DATE
PRIMARY USE	# OF IMPRV
NEXT REASON	
REMARKS	

BUILDING PERMITS

SALES INFORMATION



EXEMPTIONS

PICTURE

REGION:	SUBD:	NBHD:	SUBSET:	IMPROVEMENT VALUATION	LIVING AREA:	APPR/SQFT:	SALE/SQFT:	0.00 B-USE:	RETAIL							
1	*REST	JMM C/	LO 100	0.00 0.00	4,682.0	62.66	1	1985	1985	AV	293,374	63%	50%	0.32	92,413	
2	CAN3	JMM C/	LO 100	0.00 0.00	42.0	18.80	1	1985	1985	AV	790	63%	50%	0.32	249	
3	CAN3	JMM C/	LO 100	0.00 0.00	42.0	18.80	1	1985	1985	AV	790	63%	50%	0.32	249	
3	Restaurant				4,766.0 (E1985)	Homesite: N					294,954				Living Area: 4,682	92,911

IMPROVEMENT FEATURES					
DESCRIPTION	UNITS	CODE	DESCRIPTION	UNITS	CODE
Ceiling	0.00	Drywall	Special Rate	0.00	Special Rate
Depreciation Table	0.00	Commercial Bld	Units Type	0.00	Seats, Theat
Exterior	90.00	Brick			
Exterior	10.00	Metal & Glass			
Floor Cov	0.00	Carpet (wall to \			
FloorType	0.00	Concrete Slab			
Frame	0.00	Masonry			
Group ID	0.00	Commercial Grc			
HC&V	100.00	Package			
Plumbing	3.00	Plumbing			
Roof Type	0.00	Gable			
Roofing	100.00	Composition, SI			

REGION:	SUBD:	NBHD:	SUBSET:	LAND VALUATION	IRR Wells:	Capacity:	IRR Acres:	Oil Wells:						
L#	DESCRIPTION	ZONING	LUSE	SOIL	CLS	TABLE	HS	METH	UNITS	UNIT PRICE	GROSS VAL	ADJ LAND	ADJ SRC	MKT VAL

PRODUCTIVITY VALUATION					
AG	ACRES	AG USE	AG TABLE	AG UNIT PRC	AG VALUE

PROPERTY 70784	R	COMM	10/20/2015	OWNER ID: VERO BEACH ASSOC RETAIL LLC	TAX AREA: 7	IMPROVEMENT VALUE 650,119
Legal Description				181579	*70784*	LAND MARKET + 492,448
VISTA PLANTATION PHASE II OR BK 699 PP 1817				C/O TKG MANAGEMENT		TOTAL MARKET VALUE = 1,142,567
COMMERCIAL AREA & ALSO INCL GOLDEN CORRAL REST				211 N STADIUM BLVD STE 201	ACRES: 2.6600	AG VALUE = 0
PCL DESC AS FOLL; COM AT NE COR OF SEC 6; TH N 89				COLUMBIA, MO 65203	APPR VAL METHOD: Cost	PRODUCTIVITY LOSS = 0
DEG 50 MIN 52 SEC W 80.00 FT; TH S 00 DEG 00 MIN 00 SEC					SOH %: 0.00	ASSESSED VALUE = 1,142,567
				DBA:	NSOH 54 %: 0.00	EXEMPTION VALUE =
					NSOH 55 %: 100.00	TAXABLE VALUE = 1,142,567
33390600007000000000.3						
SITUS 6600 20TH ST VERO BEACH, FL 32966						

GENERAL	
UTILITIES	LAST APPR.
TOPOGRAGPHY	LAST APPR. YR
ROAD ACCESS	LAST INSP. DATE
ZONING	NEXT INSP. DATE
PRIMARY USE	# OF IMPRV
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REMARKS	
BUILDING PERMITS	

SKETCH INFORMATION

EXEMPTIONS
PICTURE

SALES INFORMATION

REGION:	SUBD:	NBHD:	SUBSET:	IMPROVEMENT VALUATION	LIVING AREA:	APPR/SQFT:	SALE/SQFT:	B-USE:	RETAIL													
	3339060007	100	700060.00	(100% SUBSET)	20,012	57.09	0.00															
#	TYPE	SHAPE	MTHD	CLASS/SUB	Quality	LF	LENGTH	WIDTH	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1	AAPV		MISC	*/	AV	100	0.00	0.00	29,100.0	1.96	1	1985	1985		57,036	70%	60%*				0.42	23,955
2	MWC:		MISC	*/	AV	100	0.00	0.00	528.0	4.35	1	1985	1985		2,297	70%					0.70	1,608
3	MWC:		MISC	*/	AV	100	0.00	0.00	192.0	4.35	1	1985	1985		835	70%					0.70	585
4	MWCI		MISC	*/	AV	100	0.00	0.00	224.0	4.24	1	2013	2013		950	97%					0.97	917
5	CONC		MISC	*/	AV	100	0.00	0.00	780.0	2.72	1	1985	1985		2,122	70%					0.70	1,485
6	AALTI		MISC	*/	AV	100	0.00	0.00	72.0	51.16	1	1985	1985		3,684	70%					0.70	2,579
7	AALTI		MISC	*/	AV	100	0.00	0.00	6.0	383.36	1	1985	1985		2,300	70%					0.70	1,610
4	COMMERCIAL MISCELLANEI										30,902.0 (E1985) Homesite: N		69,224		Living Area: 0		32,739					

IMPROVEMENT FEATURES					
DESCRIPTION	UNITS	CODE	DESCRIPTION	UNITS	CODE

REGION:	SUBD:	NBHD:	SUBSET:	LAND VALUATION	IRR Wells:	Capacity:	IRR Acres:	Oil Wells:							
L#	DESCRIPTION	ZONING	LUSE	SOIL	CLS	TABLE	HS	METH	UNITS	UNIT PRICE	GROSS VAL	ADJ	LAND ADJ	SRC	MKT VAL

PRODUCTIVITY VALUATION					
AG	ACRES	AG USE	AG TABLE	AG UNIT PRC	AG VALUE