

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	15 HARDTILE 30
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	8 100
Frame	05 STEEL 100
Story Height	15 100
RMS	21 100
Stories	1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 OWNER OCC 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	4,001	115.1694	163.54	654,324	1984	1984	0	0	53.00	47.00

1 OFFICE 1&2 - 0% - 0 Heated Area: 2953 HX Base Yr



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY	Tax Group: 8	Tax Dist:	STANDARD
BUILDING MARKET VALUE			307,532
TOTAL MARKET OB/XF VALUE			25,593
TOTAL LAND VALUE - MARKET			335,016
TOTAL MARKET VALUE			668,141
SOH/AGL Deduction			52,096
ASSESSED VALUE			616,045
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			616,045
TOTAL JUST VALUE			668,141
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			560,046

Quality				
DOR CODE	STORE/OFFICE/RESID			
03	Quality Level 03			
1200				
MAP NUM	MKT AREA			
	03			
NEIGHBORHOOD/LOC	3016.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	812	100	812	62,413
BAS	840	100	840	64,566
BAS	960	100	960	73,789
BAS	341	100	341	26,210
CAN	378	30	113	8,686
UST	1,993	40	797	61,260
UST	66	40	26	1,998
UST	280	40	112	8,609
TOTALS	5,670		4,001	307,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25106	XFOB	68,546	09/01/2011
B0310684	XFOB	10,000	01/01/2003
E963051	CHNGE SRVC	0	09/01/1996
E951992	CHNGE SRVC	0	07/01/1995
B9501722	ADDITION	40,800	03/01/1995
E940998	CHNGE SRVC	5,000	06/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1954/0040	12/19/2014	SW	Q	I	05	625,000
GRANTOR: W L JENKINS COMPANY						
GRANTEE: MARTEX SERVICES INC						
1037/1964	2/15/2002	WD	Q	I		510,000
GRANTOR: THE BIRDHOUSE WILDLIF						
GRANTEE: W L JENKINS COMPANY						

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	0812	CONCRETE C	0	0	0	2,635.00	SF	4.00	4.00	100	1984	1984	3	47	4,954	
2	0825	BRICK	0	0	7	35.00	SF	12.50	12.50	100	1984	1984	3	81	354	
3	0812	CONCRETE C	0	0	0	2,453.00	SF	4.00	4.00	100	1995	1995	3	72	7,065	
4	0430	CL FNC 6B	0	0	0	160.00	LF	9.70	9.70	100	1994	1994	3	36	559	
5	0463	FENCE GATE	0	0	0	4.00	UT	300.00	300.00	100	1994	1994	3	36	432	
6	0810	CONCRETE A	0	0	0	280.00	SF	6.50	6.50	100	1995	1995	3	72	1,310	
7	0810	CONCRETE A	0	0	8	64.00	SF	6.50	6.50	100	1984	1984	3	47	196	
8	0940	SHEDS/PORT	0	0	15	150.00	SF	30.00	30.00	100	1994	1994	3	20	900	
9	0968	STAIRS	0	0	28	1.00	SF	800.00	800.00	100	2002	2002	3	100	800	
10	6001	ROLLUP DR	0	0	0	4.00	UT	400.00	400.00	100	1984	1984	3	20	320	

TOTAL OB/XF																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001700	C	1STORY OFF	0	0006	CG	0.00	0.00	23,929.72	SF		1.00	1.00	1.00	14.00	14.00	335,016							

REVIEW DATE 03/22/2019 BY KK																													
Total Acres: 0.00						Total Land Value: 335,016						Market: 0						Agricultural: 0						Common: 335,016					

