

LOT 15 & PT LOTS 16 & 17 (S-1)
IN OR 1167/529
LARCHMONT UNIT 1 PB 3/13

1000 HIGHWAY 98 EAST CORP
10800 NW 106TH ST # 6
MEDLEY, FL 33178

2023

00-00-30-036A-0015-0000

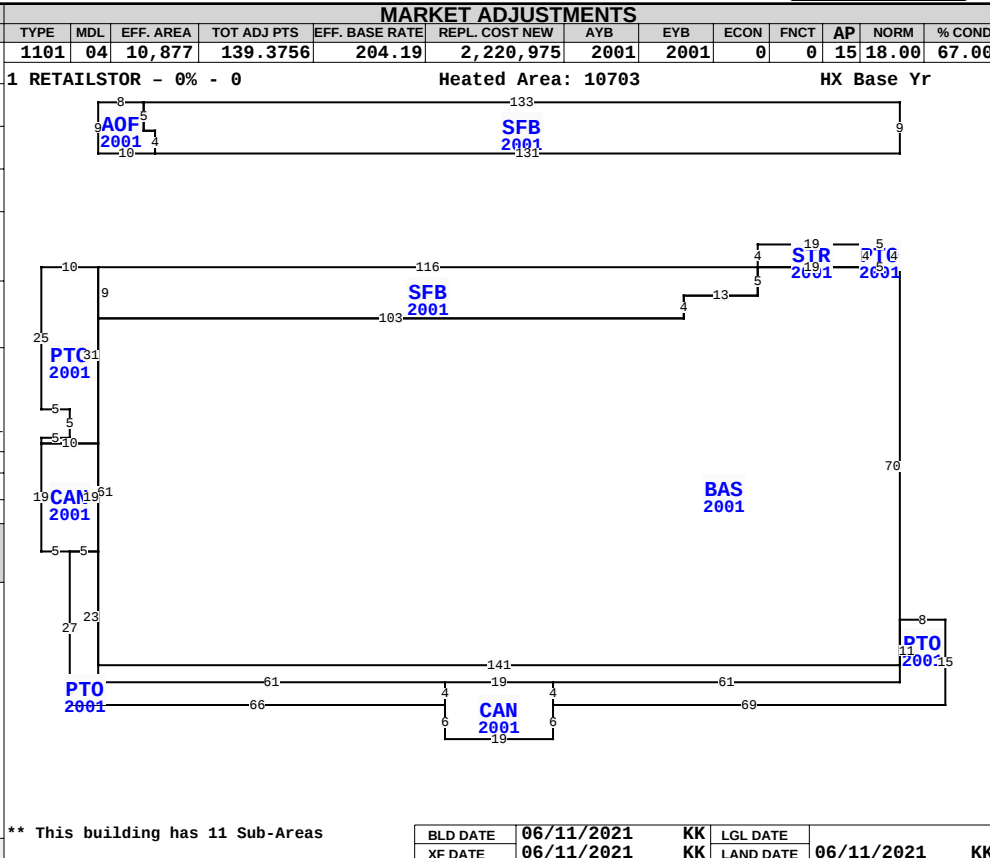


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 70
Exterior Wall	15 CONC BLOCK 30
Roof Structure	09 RIDGE FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	06 CUST PANEL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Ceiling	03 PART.FIN. 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	7 100
Frame	03 MASONRY 100
Story Height	24 100
RMS	4 100
Stories	1.5 1.5 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	1100 STORES, 1 STORY
MAP NUM	
MKT AREA	01

NEIGHBORHOOD/LOC				
2004.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	80	100	80	10,944
BAS	8,878	100	8,878	1,214,575
CAN	190	30	57	7,798
CAN	190	30	57	7,798
PTO	20	5	1	137
PTO	285	5	14	1,916
PTO	364	5	18	2,462
PTO	379	5	19	2,600
SFB	992	80	794	108,625
SFB	1,189	80	951	130,104
TOTALS	12,643		10,877	1,488,053

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0400	CONC CURB	0	0	0	0	707.00	LF	15.00	15.00
2	0402	CONC BUMPE	0	0	0	0	38.00	UT	25.00	25.00
4	0801	ASPHALT A	0	0	10	34	340.00	SF	3.00	3.00
5	0801	ASPHALT A	0	0	0	0	395.00	SF	3.00	3.00
6	0803	ASPHALT C	0	0	0	0	17,936.00	SF	2.00	2.00
7	0966	FIRE SPRNK	0	0	0	0	9,950.00	SF	3.00	3.00
8	0972	ST LGHT UN	0	0	0	0	6.00	UT	3,289.00	3,289.00
9	0975	ST LT/ARM	0	0	0	0	12.00	UT	500.00	500.00
10	0971	ST LGHT OV	0	0	0	0	5.00	UT	1,555.00	1,555.00
11	7000	SIGN	0	0	0	0	1.00	SF	1,000.00	1,000.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	001100	C	STORE 1FLR	0	0003	C-2	100.00	400.00	48,560.00	SF
2	009602	C	RETENTION PO	0		C-2	0.00	0.00	0.50	AC



TOTAL OB/XF										
1,141										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	001100	C	STORE 1FLR	0	0003	C-2	100.00	400.00	48,560.00	SF
2	009602	C	RETENTION PO	0		C-2	0.00	0.00	0.50	AC

NASSAU COUNTY PROPERTY										
PAGE 1 of 2										
VALUATION SUMMARY										
DIRECT_CAP										
Tax Group: 2										
Tax Dist:										
BUILDING MARKET VALUE										
TOTAL MARKET OB/XF VALUE										
TOTAL LAND VALUE - MARKET										
TOTAL MARKET VALUE										
SOH/AGL Deduction										
ASSESSED VALUE										
TOTAL EXEMPTION VALUE										
BASE TAXABLE VALUE										
TOTAL JUST VALUE										
NCON VALUE										
INCOME VALUE										
PREVIOUS YEAR MKT VALUE										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010323	SIGNS	7,000	04/27/2001
20010709	XFOB	14,000	04/19/2001
20010323	H/AC	55,000	02/26/2001
20014558	NEW CONSTR	50,000	12/21/2000
20014547	NEW CONSTR	492,350	12/19/2000
2004297	DEMOLITION	8,000	11/03/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1167/0529	9/02/2003	WD	U	I	12	1,860,000	
GRANTOR: EDMONDS JAMES III TRU							
GRANTEE: 1000 HIGHWAY 98 EAS							
0957/0553	11/07/2000	WD	Q	V		675,000	
GRANTOR: PARKEMORE FAIRVIEW LL							
GRANTEE: EDMONDS JAMES III T							

BUILDING NOTES										
BUILDING DIMENSIONS										
BAS=[YR=2001] W1PTO=[YR=2001] N4W5S4E5\$W5 STR=[YR=2001] N4W19S4E19\$W19 SFB=[YR=2001] W116 PTO=[YR=2001] W10 S25 E5\$W5S1 CAN=[YR=2001] S19 E5 PTO=[YR=2001] S27 E66 CAN=[YR=2001] S6 E19 N6 PTO=[YR=2001] E69 N15 W8 S11 W61 S4 \$ N4 W19 S4 \$ N4 W61 N23 W5 \$ E5 N19 W10 \$ E10 N31 \$ S9 E103 N4 E13 N5\$ S5 W13 S4 W103 S61 E141 N70 \$ PTR= N20 SFB=[YR=2001] N9 W133 AOF=[YR=2001] W8 S9 E10 N4W2N5\$S5E2S4 E131\$ S20 \$.										

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