

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	70
Exterior Wall	20	FACE BRICK	30
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	01	MINIMUM	90
Interior Wall	08	DECORATIVE	10
Interior Floor	07	CORK/VTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		12	100
Frame	03	MASONRY	100
Story Height		13	100
RMS		4	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,734	100	1,734
BAS	387	100	387
BAS	162	100	162
BAS	117	100	117
BAS	162	100	162
TOTALS	2,562		2,562
			193,854

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	CONVSTORE	- 0%	- 0								
Heated Area: 2562 HX Base Yr											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		193,854	
TOTAL MARKET OB/XF VALUE		49,004	
TOTAL LAND VALUE - MARKET		462,500	
TOTAL MARKET VALUE		705,358	
SOH/AGL Deduction		230,353	
ASSESSED VALUE		475,005	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		475,005	
TOTAL JUST VALUE		705,358	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		431,829	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002842	REPAIR/RRF	3,000	04/15/2020
B24920	REMODEL	73,250	07/01/2011
B24920	REMODEL	73,250	07/01/2011
B9502142	REMODEL	36,000	08/01/1995
E952043	CHNGE SRVC	4,700	08/01/1995
M951249	TANKS/BLRS	114,000	08/01/1995
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1722/0602	12/30/2010	QC U	I 11
GRANTOR: FLASH FOODS INC		SALE PRICE: 285,600	
GRANTEE: COWFORD HOLDINGS LL			
0338/0389	6/01/1981	WD Q V	55,000
GRANTOR:			
GRANTEE:			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1994] W43 BAS=[YR=2013] W18 S9 BAS=[YR=1993] S33 E52 BAS=[YR=2012] E9 N20 BAS=[YR=2013] N13 W9 S13 E9\$ W9 S5 D3 R3 S3 D3 L3 S6\$ N6 U3 R3 N3 U3 L3 N18 W52\$ E18 N9\$ S9 E43 N9\$.			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	4,262.00	SF	4.00	4.00	100	1985
3	0524	PUMP ISLND	0	0	13	4	SF	4.50	4.50	100	1995
4	0524	PUMP ISLND	0	0	13	4	SF	4.50	4.50	100	1995
5	0424	CL FNC 6'	0	0	0	0	LF	20.00	20.00	100	1985
6	0430	CL FNC 6B	0	0	0	0	LF	9.70	9.70	100	1988
8	0972	ST LGHT UN	0	0	0	0	UT	2,530.00	2,530.00	100	1995
9	0524	PUMP ISLND	0	0	13	4	SF	4.50	4.50	100	1995
10	0524	PUMP ISLND	0	0	13	4	SF	4.50	4.50	100	1995
11	0975	ST LT/ARM	0	0	0	0	UT	500.00	500.00	100	1995
12	0978	SECURTY LT	0	0	0	0	UT	450.00	450.00	100	1981

LAND DESCRIPTION												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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001410	C	CONV STORE	0		CI	200.00	185.00	37,000.00	SF		1.00	1.00	1.00	12.50	12.50	462,500							

