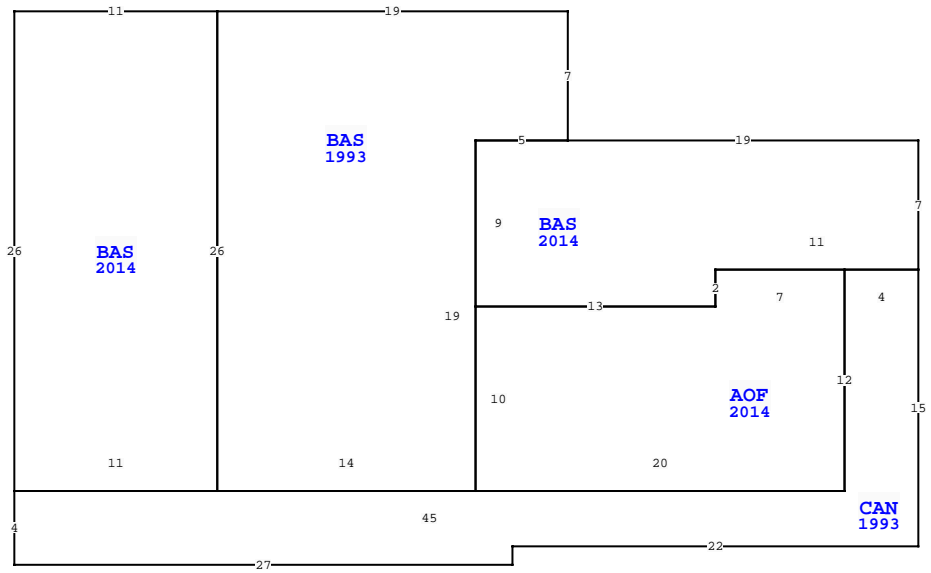




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	04	BUILT-UP	100
Interior Wall	01	MINIMUM	100
Interior Floop	03	CONC FINSH	100
Ceiling	01	FIN.SUSPD	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Fixtures		5	100
Frame	03	MASONRY	100
Story Height		11	100
RMS		3	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	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
AOF	214	100	214
BAS	399	100	399
BAS	194	100	194
BAS	286	100	286
CAN	222	30	67
TOTALS	1,315		1,160
			45,432

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2704	04	1,160	77.1750	78.33	90,863	1961	1971	0	0	50.00	50.00
1 VEH SALE/R - 0% - 0											
Heated Area: 1093											
HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			45,432
TOTAL MARKET OB/XF VALUE			8,566
TOTAL LAND VALUE - MARKET			206,631
TOTAL MARKET VALUE			260,629
SOH/AGL Deduction			159,135
ASSESSED VALUE			101,494
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			101,494
TOTAL JUST VALUE			260,629
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			148,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003756	REPAIR/RRF-ROOF	12,988	05/06/2019
E1528767	CHNGE SRVC	0	02/01/2015
B960521	REPAIR/RRF	4,399	09/01/1996
E952290	CHNGE SRVC	500	12/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/713	4/06/2023	WD Q	Q	I	01	450,000
GRANTOR: ROWLAND SOUTHERN SERV						
GRANTEE: COOL MASTERS OF FLO						
0483/0440	3/01/1986	FS U	I			50,000
GRANTOR:						
GRANTEE:						

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	0443	STK FNC 6'	0	0	0	40.00	LF	10.00	10.00	100	1986	1986	3	20	80	
2	0803	ASPHALT C	0	0	0	8,141.00	SF	2.00	2.00	100	1986	1986	3	50	8,141	
3	0810	CONCRETE A	0	0	0	93.00	SF	6.50	6.50	100	1961	1961	3	20	121	
4	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	1986	1986	3	24	144	
5	6001	ROLLUP DR	0	0	0	1.00	UT	400.00	400.00	100	1996	1996	3	20	80	
TOTALS															8,566	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002700	C	AUTO SALES	0	0004	CG	0.00	0.00	9,446.00	SF		1.00	1.00	1.75	12.50	21.88	206,631							