



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	07 CORK/VTILE 90
Interior Floo	14 CARPET 10
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	16 100
Frame	02 WOOD FRAME 100
Story Height	12 100
RMS	13 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	1900 PROFESSIONAL BLDG

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,224	100	4,224	541,875
CAN	464	30	139	17,832
TOTALS	4,688		4,363	559,706

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
1	0646	LWN SPRK H	0	0	0	48.00	UT	2.00	2.00	100	2001	2001	3	29
2	0810	CONCRETE A	0	0	0	28.00	SF	6.50	6.50	100	2002	2002	3	83
3	0855	CONC PAVER	0	0	7	21.00	SF	10.00	10.00	100	2002	2002	3	83
4	0810	CONCRETE A	0	0	0	472.00	SF	6.50	6.50	100	2002	2002	3	83
5	0855	CONC PAVER	0	0	0	13.00	SF	10.00	10.00	100	2002	2002	3	83

LAND DESCRIPTION														
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
1	001901	C	MEDICAL OF	0	0003	C-2	0.00	0.00	11,045.95	SF		1.00	1.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1721	04	4,363	94.9660	154.56	674,345	2002	2002	0	0	0	17.00	83.00
1 MDL OFFICE - 0% - 2023												
Heated Area: 4224												
HX Base Yr												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		559,706	
TOTAL MARKET OB/XF VALUE		3,007	
TOTAL LAND VALUE - MARKET		276,149	
TOTAL MARKET VALUE		838,862	
SOH/AGL Deduction		0	
ASSESSED VALUE		838,862	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		838,862	
TOTAL JUST VALUE		838,862	
NCON VALUE		0	
INCOME VALUE		1,305,258	
PREVIOUS YEAR MKT VALUE		723,508	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2575/0604	6/30/2022	WD	Q	I	01	1,000,000	
GRANTOR:GLORY DWELLERS LLC							
GRANTEE: FRIENDS OF SP LLC							
2412/1654	11/30/2020	WD	Q	I	02	618,000	
GRANTOR:AGALITOTIS DIMITRIOS P							
GRANTEE:GLORY DWELLERS LLC							

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS=[YR=2002] W8 N6 W24 N2 W16 S2 W24 S6 W8 S48 E8														
CAN=[YR=2002] S6 E24 S3 E16 N3 E24 N6 W28 N4 W8 S4 W28\$ E28														
N4 E8 S4 E36 N48\$.														