

NORSAN CONSULTING & MGMT INC
C/O NORSAN BROADCASTING, 4801 E INDEPENDENCE BLVD
CHARLOTTE, NC 28212

00-00-31-1800-0063-0010

BUILDING CHARACTERISTICS

CNSTRUCTION

ELEMENTCD05AVERAGE 60
Exterior Wall15CONC BLOCK 40
Roof Structur04WOOD TRUSS 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 100
Ceiling01FIN.SUSPD 100
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Fixtures2 100
Frame03MASONRY 100

Story HeightRMS7 100
Stories1.1. 100
Units0 100
BUD8 Adjustme02DIST FB 100
Occupancy00NONE 100

Quality03Quality Level 03
DOR CODE9100UTILITIES
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	22,845
PTO	20	5	1	27

TOTALS86084122,872

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

17010484195.7600135.98114,3591955195500080.0020.00

1 OFFICE 1&2 - 0% - 0Heated Area: 840HX Base Yr

The floor plan shows a rectangular building footprint with several internal divisions. Key areas are labeled: BAS 1993 (main interior), PTO 1993 (smaller section at bottom right), and various perimeter labels like 15, 13, 2, 30, 11, 4, 5.

NASSAU COUNTY PROPERTY

PAGE 1 of 12

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE22,872

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET88,900

TOTAL MARKET VALUE111,772

SOH/AGL Deduction43,913

ASSESSED VALUE67,859

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE67,859

TOTAL JUST VALUE111,772

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE61,690

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CD SALE PRICE

1350/04729/15/2005WDQV50,000

GRANTOR: RJM COMMUNICATIONS IN

GRANTEE: NORSAN CONSULTING &

0888/05026/23/1999WDUI0925,000

GRANTOR: NORTHEAST FLORIDA RAD

GRANTEE: RJM COMMUNICATIONS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 N9 E2 N13 W15 S13 E2 S30 E11 PTO=[YR=1993]
S4 E5 N4 W5 \$ E15 N21 \$.

LAND DESCRIPTION

TOTAL OB/XF0

LNUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT LND UTUNITDTDPHTFACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1 009100 C UTILITY0R-2100.0053.00100.00FF1.001.000.253,500.00875.0087,500

2 009100 C UTILITY0R-2700.00100.00700.00FF1.001.000.1020.002.001,400

REVIEW DATE 11/14/2017 BY KK Total Acres: 0.00 Total Land Value: 88,900 Market: 0 Agricultural: 0 Common: 88,900 PRINTED 08/02/2023 BY SYS