

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 60
Exterior Wall	17 CB STUCCO 40
Roof Structure	09 RIDGE FRME 100
Roof Cover	02 ROLL COMP 100
Interior Wall	01 MINIMUM 100
Interior Floor	03 CONC FINSH 100
Ceiling	02 F.NOT SUS 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	2 100
Frame	03 MASONRY 100
Story Height	9 100
RMS	4 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2501	06	3,563	77.7629	68.63	244,529	1965	2005	0	0	13.00	87.00		



DOR CODE		1200 STORE/OFFICE/RESID	
MAP NUM	MKT AREA	01	
NEIGHBORHOOD/LOC			
1095.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
AOF	63	185	6,986
AOF	624	185	68,903
BAS	2,169	100	129,506
CAN	312	30	5,612
CAN	96	30	1,731
TOTALS	3,264	3,563	212,740

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	0803	ASPHALT C	0	0	0	0	5,864.00	SF	2.00	2.00	100	2005	2005	3	58	6,802	
2	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	2017	2017	3	82	656	
3	0810	CONCRETE A	0	0	62	4	248.00	SF	6.50	6.50	100	2017	2017	3	97	1,564	

TOTAL OB/XF													
9,022													

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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001200	C	STORE COMB	0	0003	MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	30.00	30.00	300,000							

REVIEW DATE													
05/11/2018													
BY													
KK													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		212,740	
TOTAL MARKET OB/XF VALUE		9,022	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		521,762	
SOH/AGL Deduction		282,810	
ASSESSED VALUE		238,952	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		238,952	
TOTAL JUST VALUE		521,762	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		459,959	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172300	REMODEL	1,000	07/27/2017
20172148	REMODEL	40,000	07/13/2017
20111803	DEMO INTERIOR	0	10/07/2011
B9045	REPAIR/RRF	7,500	05/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2124/0648	5/23/2017	SW	Q	I	01	275,000

GRANTOR: YOUNG DONNA KAY
GRANTEE: SPATCO REALTY LLC
0904/1061 10/21/1999 WD U I 07 100
GRANTOR: BANKS JEANI HADDOCK E
GRANTEE: YOUNG DONNA KAY

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1994] W53 AOF=[YR=1994] W9 AOF=[YR=1994] W24 CAN=[YR=1993] W12 S26 E12 N26\$ S26 E12 CAN=[YR=2017] S8 E12 N8 W12\$ E12 N26\$ S7 E9 N7\$ S7 W9 S29 E62 N36\$.													