



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 100		
Roof Structure	10	STEEL FRME 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	01	MINIMUM 100		
Interior Floor	03	CONC FINSH 100		
Ceiling	04	NONE 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Plumbing		4 100		
Frame	05	STEEL 100		
Story Height		16 100		
RMS		1 100		
Stories	1.	1. 100		
Class	00	. 100		
Units		0 100		
Occupancy	00	OWNER OCC 100		
Quality		04	Quality Level 04	
DOR CODE		2500	REPAIR SERVICE	
MAP NUM			MKT AREA	05
NEIGHBORHOOD/LOC		5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	576	185	1,066	49,736
BAS	1,824	100	1,824	85,100
CAN	1,200	30	360	16,796
TOTALS	3,600		3,250	151,632

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4803	06	3,250	102.3194	48.60	157,950	2016	2016	0	0	4.00	96.00
1 STOR WAREH - 0% - 0 Heated Area: 2400 HX Base Yr											
451688 SR 200, CALLAHAN											
BLD DATE	12/31/2020	KK	LGL DATE								
XF DATE	12/31/2020	KK	LAND DATE	12/31/2020	KK						
INC DATE			AG DATE								

D

NASSAU COUNTY PROPERTY

PAGE 1 of 2

4

0

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

291,019

TOTAL MARKET OB/XF VALUE

10,741

TOTAL LAND VALUE - MARKET

63,500

TOTAL MARKET VALUE

365,260

SOH/AGL Deduction

76,569

ASSESSED VALUE

288,691

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

288,691

TOTAL JUST VALUE

365,260

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

270,768

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20004601

GARAGE

174,792

05/28/2020

20003400

NEW CONSTR-STOR B

174,792

05/28/2020

B1531234

CO ISSUED

0

03/30/2016

B1531234

NEW CONSTR

169,924

10/01/2015

SALES DATA

OFF RECORD

DATE

TYPE

Q

V

RSN

SALE

Number

INST

U

I

CD

PRICE

2087/1133

11/28/2016

WD

U

I

11

100

GRANTOR: LATHROP JASON CHRISTO

GRANTEE: 451688 STATE ROAD 2

1952/0895

12/11/2014

WD

U

V

40

80,000

GRANTOR: JONES LEONARD BRUCE &

GRANTEE: LATHROP JASON CHRIS

BUILDING NOTES

K

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	0422	CL FNC 4'	0	0	0	354.00	LF	15.00	15.00	100	2009	2009	3	78
2	0464	FNC GT 10'	0	0	0	2.00	UT	350.00	350.00	100	2009	2009	3	78
3	0811	CONCRETE B	0	0	60	1,200.00	SF	5.20	5.20	100	2016	2016	3	97

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	002500	C	SRVC SHOPS	0	0004	OR	0.00	0.00	2.54	AC		1.00	1.00	1.00

TOTAL OB/XF														
10,741														
TOTAL ADJ														
25,000.00														
ADJ UNIT PRICE														
25,000.00														
LAND VALUE														
63,500														
OTHER ADJUSTMENTS AND NOTES														
YEAR														
DENSITY														
DECL														
FRZ														
YR														
CONSRV														

[illegible]