

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures	6	100	
Frame	03	MASONRY	100
Story Height	8	100	
RMS	6	100	
Stories	2.	2.	100
Units	0	100	
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	1200	STORE/OFFICE/RESID	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,134	100	1,134
CAN	54	30	16
CAN	64	30	19
FUS	1,134	100	1,134
PTO	54	5	3
PTO	54	5	3
STR	68	10	7
TOTALS	2,562		2,316
			173,943

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	RETAILSTOR	- 0%	- 0								

Heated Area: 2268 HX Base Yr

NASSAU COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				173,943		
TOTAL MARKET OB/XF VALUE				1,670		
TOTAL LAND VALUE - MARKET				32,670		
TOTAL MARKET VALUE				208,283		
SOH/AGL Deduction				68,001		
ASSESSED VALUE				140,282		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				140,282		
TOTAL JUST VALUE				208,283		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				134,332		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
20170207	REPAIR/RRF	0	12/11/2017			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0881/1837	5/06/1999	WD Q	Q	I		45,000
GRANTOR: HILLIARD LODGE NO 208						
GRANTEE: GUYNN TROY L & CLAR						
0881/1837	5/06/1999	WD Q	Q	I		45,000
GRANTOR: HILLIARD LODGE NO 208						
GRANTEE: GUYNN TROY L & CLAR						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993] W27 S42 PTO=[YR=1993] S6 E9 CAN=[YR=1994] E9 PTO=[YR=1993] E9 N6 W9 S6\$ N6 W9 S6\$ N6 W9\$ E27 N42\$ PTR=E15 STR=[YR=2013] E4 FUS=[YR=1993] E27 S42 W27 N17 CAN=[YR=2014] W8 N8 E8 S8\$ N25\$ S17 W4 N17\$ W15\$.						

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	0810	CONCRETE A	0	0	16	10			6.50	100	1990	1990	3	62	645	
2	0446	BOX FNC 6'	0	0	0	0			20.00	100	1990	1990	3	20	156	
3	0446	BOX FNC 6'	0	0	0	0			20.00	100	2005	2005	3	27	86	
4	0978	SECURTY LT	0	0	0	0			450.00	100	2013	2013	3	87	783	

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	DPTH 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	0006	C-1	35.00	110.00	10,890.00	SF		1.00	1.00	1.00	3.00	3.00	32,670							