



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	14	CARPET 90
Interior Floo	13	LVT/LAMNT 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	12	100
Frame	02	WOOD FRAME 100
Story Height	10	100
RMS	16	100
Stories	2.	2. 100
Units	0	100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	1,658	90,601
FOP	88	30	26	1,421
FOP	216	30	65	3,552
FUS	1,116	100	1,116	60,983
UOP	208	20	42	2,295
TOTALS	3,286		2,907	158,852

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0803	ASPHALT C	0	0	0	5,457.00	SF	2.00	2.00
2	0810	CONCRETE A	0	0	0	48.00	SF	6.50	6.50
3	0820	WOOD WALK	0	0	0	201.00	SF	11.75	11.75
4	0971	ST LGHT OV	0	0	0	1.00	UT	1,555.00	1,555.00
5	0972	ST LGHT UN	0	0	0	1.00	UT	2,530.00	2,530.00
6	0446	BOX FNC 6'	0	0	0	24.00	LF	20.00	20.00
7	0402	CONC BUMPE	0	0	0	14.00	UT	25.00	25.00
8	0940	SHEDS/PORT	0	0	10	100.00	SF	30.00	30.00
9	0422	CL FNC 4'	0	0	0	83.00	LF	15.00	15.00
10	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001700	C	1STORY OFF	0	0006	CN	168.00	100.00	21,680.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
1701	04	2,907	93.8600	133.28	387,445	1992	1992	0	0
1 OFFICE 1&2 - 0% - 0 Heated Area: 2774 HX Base Yr									
BLD DATE	03/22/2019	KK	LGL DATE	03/22/2019	KK	LAND DATE	03/22/2019	KK	
XF DATE	03/22/2019	KK	AG DATE						

TOTAL OB/XF									
9,446									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001700	C	1STORY OFF	0	0006	CN	168.00	100.00	21,680.00

NASSAU COUNTY PROPERTY					PAGE 1 of 1	8
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 8		Tax Dist:				
BUILDING MARKET VALUE				158,852		
TOTAL MARKET OB/XF VALUE				9,446		
TOTAL LAND VALUE - MARKET				216,800		
TOTAL MARKET VALUE				385,098		
SOH/AGL Deduction				23,089		
ASSESSED VALUE				362,009		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				362,009		
TOTAL JUST VALUE				385,098		
NCON VALUE				0		
INCOME VALUE				12		
PREVIOUS YEAR MKT VALUE				329,099		