



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 70
Interior Floo	16	EPOXY STRP 30
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	31	100
Frame	03	MASONRY 100
Story Height		18 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	OWNER OCC 100

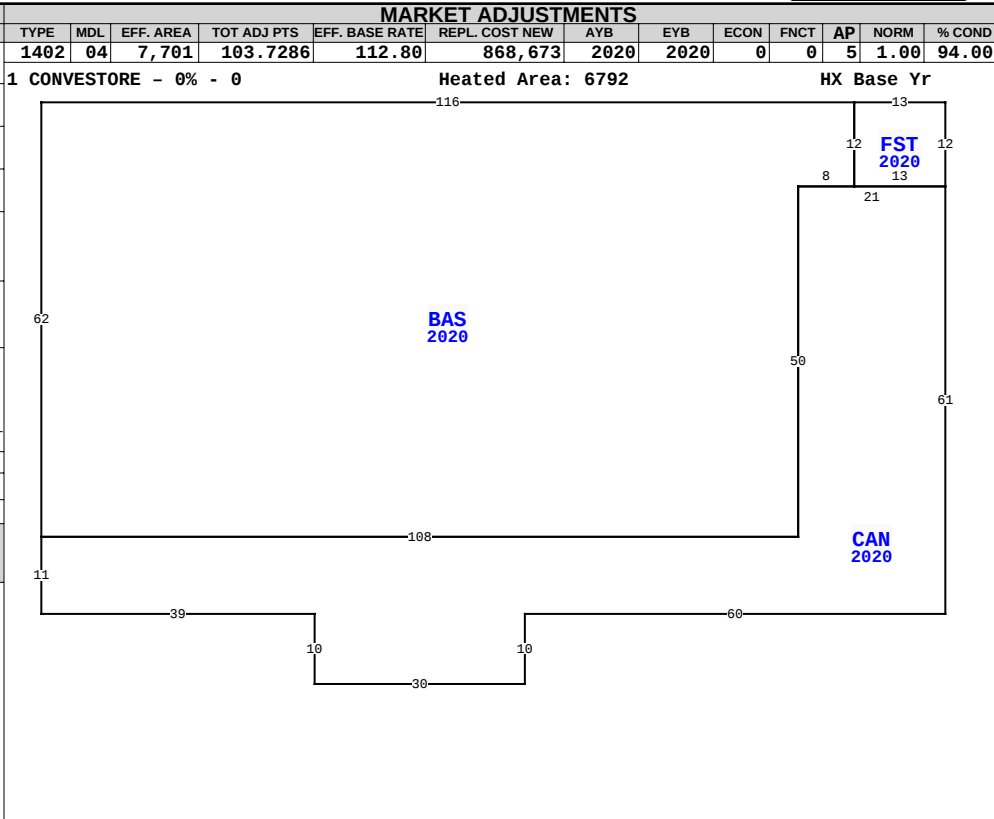
Quality	02	Quality Level 02
DOR CODE	1410	CONVENIENCE STORES
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,792	100	6,792	720,170
CAN	2,769	30	831	88,113
FST	156	50	78	8,270

TOTALS	9,717		7,701	816,553
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EXTRA FEATURES											
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
7	0803	ASPHALT C	0	0	0	0	102,639.00	SF	2.00	2.00	
8	0400	CONC CURB	0	0	0	0	40.00	LF	15.00	15.00	
9	0972	ST LGHT UN	0	0	0	0	17.00	UT	2,530.00	2,530.00	
10	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	
11	0400	CONC CURB	0	0	0	0	777.00	LF	15.00	15.00	
12	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	
13	0812	CONCRETE C	0	0	0	0	1,755.00	SF	4.00	4.00	
14	0351	CARPORT MT	0	0	7	6	42.00	SF	10.00	10.00	
15	0812	CONCRETE C	0	0	0	0	6,580.00	SF	4.00	4.00	
16	0097	AWNING CN	0	0	0	0	33.00	SF	65.00	65.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001410	C	CONV STORE	0	0004	CI	0.00	0.00	182,080.00	SF	1.00



BLD DATE	03/17/2021	KK	LGL DATE	
XF DATE	03/17/2021	KK	LAND DATE	03/17/2021
INC DATE			AG DATE	

TOTAL OB/IF											
272,087											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	816,553		
TOTAL MARKET OB/XF VALUE	507,504		
TOTAL LAND VALUE - MARKET	728,320		
TOTAL MARKET VALUE	2,052,377		
SOH/AGL Deduction	342,562		
ASSESSED VALUE	1,709,815		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,709,815		
TOTAL JUST VALUE	2,052,377		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,554,475		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5965	SWIM POOL	9,550	08/30/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2276/0769	5/22/2019	WD U	V	V	11
GRANTOR: DAVIS & DAVIS LLP					
GRANTEE: DAVIS & DAVIS ENTER					
2249/1401	1/17/2019	WD U	V	V	11
GRANTOR: DAVIS RICHARD M					
GRANTEE: DAVIS & DAVIS LLP					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=2020] W13 BAS=[YR=2020] W116 S62 CAN=[YR=2020] S11 E39 S10 E30 N10 E60 N61 W21 S50 W108\$ E108 N50 E8 N12\$ S12 E13 N12\$.											

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