

2023



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

1501

CONC BLOCK 100
FLAT 100

Roof Cover
Interior Wall

0401

BUILT-UP 100
MINIMUM 100

Interior Floo
Ceiling

0302

CONC FINSH 100
F.NOT SUS 100

Air Condition
Heating Type

0101

NONE 100
NONE 100

Plumbing
Frame
Story Height

03

0 100
MASONRY 100
10 100

RMS
Stories
Class

1.00

1. 100
. 100

Units
BUD8 Adjustme
Occupancy

0200

0 100
DIST FB 100
NONE 100

Quality

03

Quality Level 03

DOR CODE

8900

MUNICIPAL

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1042.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

372

100

372

2,527

CAN

40

30

12

82

TOTALS

412

384

2,609

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

20812

CONCRETE C

0000

1,098.00

SF

4.00

4.00

100

2010

2010

3

92

4,041

30810

CONCRETE A

000318

248.00

SF

6.50

6.50

100

2000

2000

3

80

1,290

LAND DESCRIPTION

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

1008900

C

MUNICIPAL

0

75.00

125.00

75.00

FF

1.00

1.00

1.00

3,500.00

3,500.00

262,500

REVIEW DATE

02/07/2018

BY

KK

Total Acres:

0.00

Total Land Value:

262,500

Market:

0

Agricultural:

0

Common:

262,500

PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDD

480306

384

71.5226

33.97

13,044

1958

1958

0

0

0

80.00

20.00

1

STOR WAREH - 0% - 0

Heated Area: 372

HX Base Yr

12

-11

4

-10

4

20

31

12

BAS

1993

CAN

1994

NASSAU COUNTY PROPERTY

PAGE 1 of 1

2

VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

BUILDING NOTES

BAS=[YR=1993] W31 S12 E11 CAN=[YR=1994] S4 E10 N4 W10\$ E20 N12\$.