

THAT PORTION BOUNDED N BY BLK  
267 W & S BY SEC LINE 25 & E  
BY SO 15TH ST EX PAR 1-5

CONTINENTAL CABLEVISION OF JACKSONVILLE INC  
ONE COMCAST CENTER, 32ND FLR  
PHILADELPHIA, PA 19103

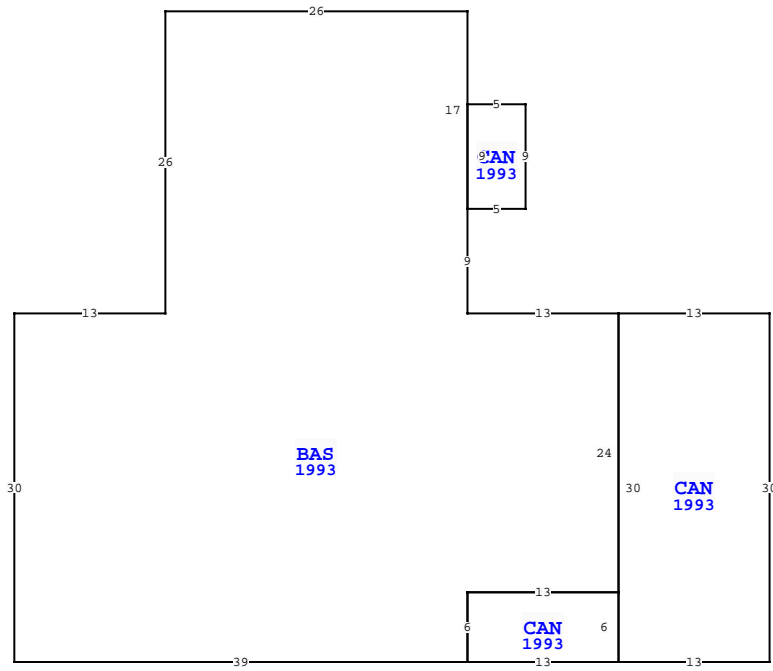
2023

25-3N-28-0000-0001-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	60
Exterior Wall	17	CB STUCCO	40
Roof Structure	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	03	CONC FINSH	30
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		12	100
RMS		8	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,158	100	2,158
CAN	45	30	14
CAN	78	30	23
CAN	390	30	117
TOTALS	2,671		2,312
			151,219

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	OFFICE 1&2	- 0%	- 0									
				Heated Area:	2158			HX Base Yr				



NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		155,845	
TOTAL MARKET OB/XF VALUE		73,804	
TOTAL LAND VALUE - MARKET		1,064,550	
TOTAL MARKET VALUE		1,294,199	
SOH/AGL Deduction		500,509	
ASSESSED VALUE		793,690	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		793,690	
TOTAL JUST VALUE		1,294,199	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,233,767	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004581	REPAIR/RRF	26,200	03/24/2022
E1318419	H/AC	0	06/01/2013
E1326270	ELEC OTHER	0	06/01/2013
E1326283	REMODEL	0	06/01/2013
A97-0092	XFOB	1,500	10/08/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0725/1790	3/17/1995	WD	U	I	09	304,100

GRANTOR: RIFKIN CABLE INCOME P  
GRANTEE: CONTINENTAL CABLEVI

0506/1193	12/01/1986	MS	U	I		46,400
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GRANTOR:  
GRANTEE:

BLD DATE		06/14/2022	KK	LGL DATE	06/14/2022	KK
XF DATE		06/14/2022	KK <td colspan="2">LAND DATE</td> <td>06/14/2022</td>	LAND DATE		06/14/2022
INC DATE			<td colspan="2">AG DATE</td> <td></td>	AG DATE		

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	0803	ASPHALT C	0	0	0	4,354.00	SF	2.00	2.00	100	2004	2004	3	56	4,876	
2	2021	BANK WINDW	0	0	0	1.00	UT	6,000.00	6,000.00	100	1983	1983	3	80	4,800	
3	0810	CONCRETE A	0	0	0	440.00	SF	6.50	6.50	100	1983	1983	3	44	1,258	
4	0430	CL FNC 6B	0	0	0	657.00	LF	9.70	9.70	100	1983	1983	3	21	1,338	
5	0464	FNC GT 10'	0	0	0	2.00	UT	367.50	367.50	100	1983	1983	3	21	154	
6	0819	CONC 12"	0	0	0	135.00	SF	9.50	9.50	100	1978	1978	3	30	385	
7	0819	CONC 12"	0	0	0	100.00	SF	9.50	9.50	100	1983	1983	3	44	418	
8	1050	TOWER-COMM	0	0	0	1.00	UT	40,000.00	40,000.00	100	1978	1978	3	100	40,000	
9	0978	SECURTY LT	0	0	0	1.00	UT	450.00	450.00	100	1993	1993	3	36	162	
10	0430	CL FNC 6B	0	0	0	26.00	LF	9.70	9.70	100	1978	1978	3	20	50	

BUILDING NOTES	
CAN=[YR=1993] W13 BAS=[YR=1993] W13 N9 CAN=[YR=1993] E5 N9 W5 S9 \$ N17 W26 S26 W13 S30 E39 CAN=[YR=1993] E13 N6 W13 S6 \$ N6 E13 N24 \$ S30 E13 N30 \$ .	

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	009100	C	UTILITY	0	0003	C-1	0.00	0.00	106,455.00	SF		1.00	1.00	1.00	10.00	10.00	1,064,550								

