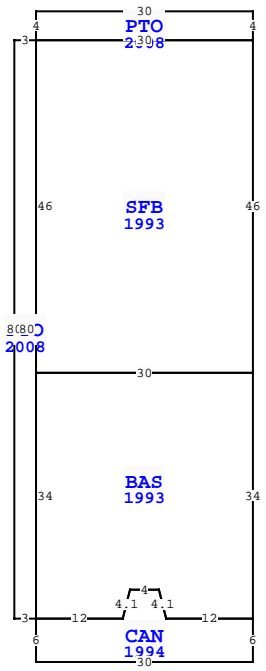


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	15	CONC BLOCK	90	
Exterior Wall	19	COMMON BRK	10	
Roof Structure	04	WOOD TRUSS	100	
Roof Cover	12	MODULAR MT	100	
Interior Wall	05	DRYWALL	80	
Interior Wall	03	PLASTER	20	
Interior Floor	14	CARPET	80	
Interior Floor	11	CLAY TILE	20	
Ceiling	02	F.NOT SUS	100	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Fixtures		5	100	
Frame	03	MASONRY	100	
Story Height		10	100	
RMS		8	100	
Stories	1.	1.	100	
Units		0	100	
BUDS Adjustme	01	DIST CA	100	
Quality	00	Quality Control	03	
DOR CODE	1700	OFFICE BUILDINGS		
MAP NUM		MKT AREA	07	
NEIGHBORHOOD/LOC		1290.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	1,000	79,897
CAN	200	30	60	4,794
PTO	120	5	6	480
PTO	240	5	12	959
SFB	1,380	80	1,104	88,206
TOTALS	2,940		2,182	174,335

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:	2104			HX Base Yr			



NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			174,335
TOTAL MARKET OB/XF VALUE			3,914
TOTAL LAND VALUE - MARKET			32,664
TOTAL MARKET VALUE			210,913
SOH/AGL Deduction			41,429
ASSESSED VALUE			169,484
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			169,484
TOTAL JUST VALUE			210,913
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			154,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2385	ADDITION	2,000	08/29/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2246/0440	12/27/2018	WD	Q	I	01	210,000
GRANTOR: HWK MECHANICAL INC						
GRANTEE: ROSENGARTEN FAMILY						
1602/1707	1/28/2009	WD	U	I	30	170,000
GRANTOR: FIRST COAST HOOD CLEA						
GRANTEE: HWK MECHANICAL INC						

EXTRA FEATURES															TOTAL OB/XF		
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	
4	0430	CL FNC 6B	0	0	0	138.00	LF	9.70	9.70	100	2009	2009	3	78	1,044		
5	0466	FNC GT 20'	0	0	0	1.00	UT	750.00	750.00	100	2009	2009	3	78	585		
6	0803	ASPHALT C	0	0	0	1,587.00	SF	2.00	2.00	100	2012	2012	3	72	2,285		
															3,914		

BUILDING NOTES			

BUILDING DIMENSIONS			
PTO=[YR=2008] W3 S80 E3 CAN=[YR=1994] S6 E30 N6 BAS=[YR=1993] N34 SFB=[YR=1993] N46 PTO=[YR=2008] N4 W30 S4 E30 \$ W30 S46 E30 \$ W30 S34 E12 U4 R1 E4 R1 D4 E12 \$ W12 U4 L1 W4 L1 D4 W12 \$ N80 \$.			

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001700	C	1STORY OFF	0	0006	CHT	43.00	100.00	8,166.00	SF		1.00	1.00	1.00	4.00	4.00	32,664							