



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL	100
Roof Structur	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	07	NONE	100
Interior Floo	03	CONC FINSH	100
Ceiling	04	NONE	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Plumbing		13	100
Frame	05	STEEL	100
Story Height		12	100
RMS		4	100
Stories	1.	1.	100
Class	00	.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	2500	REPAIR SERVICE	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
AOF	600	185	1,110
AOF	810	185	1,498
BAS	1,500	100	1,500
CAN	76	30	23
CAN	120	30	36
CAN	108	30	32
PTO	60	5	3
PTO	54	5	3
TOTALS	3,328		4,205
			130,624

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND	
2501	06	4,205	88.0032	77.66	326,560	1996	1996	0	0	40	27.00	40.00	
1 SERV SHOP - 0% - 0 Heated Area: 2910 HX Base Yr													

BLD DATE	07/12/2021	KK	LGL DATE	
XF DATE	07/12/2021	KK	LAND DATE	07/12/2021
INC DATE			AG DATE	

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
3	0812	CONCRETE C	0	0	0	0	3,780.00	SF	4.00	4.00	20	1996	1996	3	20	3,024	
4	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	20	1996	1996	3	20	30	
5	0430	CL FNC 6B	0	0	0	0	76.00	LF	9.70	9.70	20	2004	2004	3	20	147	
6	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	20	2004	2004	3	20	180	
7	0381	COOLER	0	0	10	18	180.00	SF	82.50	82.50	20	1990	1990	3	20	2,970	
8	0382	CHILLER	0	0	22	18	396.00	SF	92.50	92.50	20	1985	1985	3	20	7,326	
9	0819	CONC 12"	0	0	0	0	984.00	SF	9.50	9.50	20	1998	1998	3	20	1,870	
11	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	20	1996	1996	3	20	80	
12	0443	STK FNC 6'	0	0	0	0	15.00	LF	10.00	10.00	20	2006	2006	3	20	30	
13	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	72	216	
TOTAL OB/XF 15,873																	

LAND DESCRIPTION														TOTAL OB/XF 15,873										
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	002500	C	SRVC SHOPS	0		CHT	0.00	0.00	31,623.00	SF		1.00	1.00	1.00	6.50	6.50	205,550							

NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			0
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			173,422
SOH/AGL Deduction			0
ASSESSED VALUE			173,422
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			173,422
TOTAL JUST VALUE			173,422
NCON VALUE			0
INCOME VALUE			173,422
PREVIOUS YEAR MKT VALUE			173,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1981	NEW CONSTR	1,200	06/25/1996
1984	NEW CONSTR	0	06/25/1996
1995	NEW CONSTR	1,500	06/25/1996
1970	NEW CONSTR	21,000	06/04/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0752/1815	2/29/1996	WD	U	V	06	100
GRANTOR: CONNER MAUDE H						
GRANTEE: STRATTON HARRY O JR						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1996] W30 AOF=[YR=2004] W30 CAN=[YR=2004] W4PTO=[YR=2013] W2S27E2N27S S27E4N27SS27E30N27SS27CAN=[YR=1996] W4 S19 E4 N19 S 23 AOF=[YR=1997] S20 CAN=[YR=1996] S4PTO=[YR=1996] S2E30N2 W30S E30N4W30SE30N20W30SE30N50 S.													

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