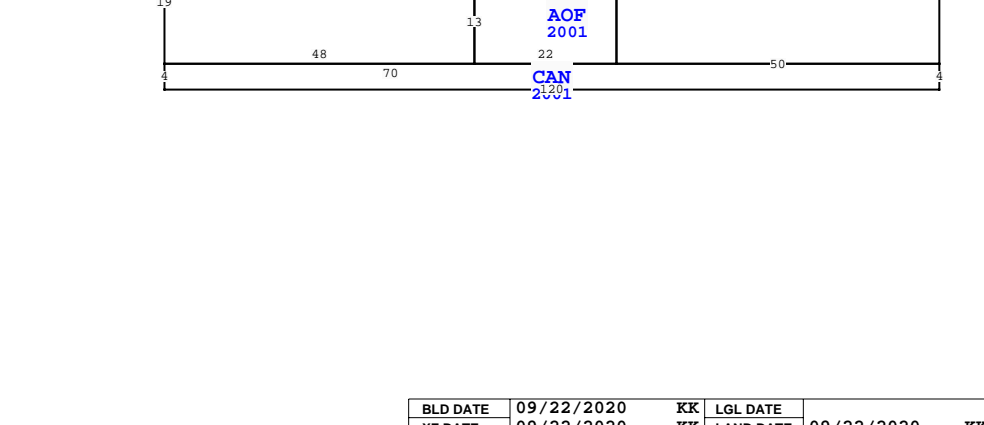


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	5 100
Frame	05 STEEL 100
Story Height	13 100
RMS	5 100
Stories	1. 1. 100
Class	. 100
Units	0 100
Occupancy	00 OWNER OCC 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
2501	06	7,511	63.6510	56.17	421,893	2001	2001	0	0	0	18.00	82.00		
1 SERV SHOP - 0% - 0 Heated Area: 6620 HX Base Yr														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		345,952	
TOTAL MARKET OB/XF VALUE		20,788	
TOTAL LAND VALUE - MARKET		122,883	
TOTAL MARKET VALUE		489,623	
SOH/AGL Deduction		106,474	
ASSESSED VALUE		383,149	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		383,149	
TOTAL JUST VALUE		489,623	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		391,756	

Quality		01 Quality Level 01	
DOR CODE		2500 REPAIR SERVICE	
MAP NUM		MKT AREA 07	
NEIGHBORHOOD/LOC		7002.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
AOF	455	185	38,782
BAS	5,545	100	255,400
BAS	620	100	28,557
CAN	480	30	6,632
CAN	1,200	30	16,581
TOTALS	8,300	7,511	345,952



PERMIT NUM	DESCRIPTION	AMT	ISSUED
2386	FIRE SPRNK	2,400	09/11/2001
2287	OTHER	0	09/22/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0931/1752	5/10/2000	WD Q	Q	V		50,000

GRANTOR: BETHEA BILLY & THELMA
GRANTEE: COCHRAN WM III & MA

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	0810	CONCRETE A	0	0	0	0	357.00	SF	6.50	6.50	100	2001	2001	3	82	1,903	
2	0803	ASPHALT C	0	0	0	0	4,225.00	SF	2.00	2.00	100	2001	2001	3	50	4,225	
3	7100	SPRAY BTH	0	0	0	0	1.00	UT	12,500.00	12,500.00	100	2001	2001	3	20	2,500	
4	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	2001	2001	3	20	160	
5	6001	ROLLUP DR	0	0	0	0	11.00	UT	400.00	400.00	100	2001	2001	3	20	880	
6	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2001	2001	3	58	1,467	
7	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	2005	2005	3	69	518	
8	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2005	2005	3	69	207	
9	0505	FLAGPOLE A	0	0	0	0	25.00	LF	50.00	50.00	100	2001	2001	3	20	250	
10	0097	AWNING CN	0	0	0	0	7.00	SF	65.00	65.00	100	2001	2001	3	40	182	

TOTAL OB/XF													
12,292													
BLD DATE	09/22/2020	KK	LGL DATE										
XF DATE	09/22/2020	KK	LAND DATE	09/22/2020									
INC DATE			AG DATE										

BUILDING NOTES													

BUILDING DIMENSIONS													
CAN=[YR=2001] W120 S10 BAS=[YR=2014] W20 S31 E20 BAS=[YR=2001] S19 CAN=[YR=2001] S4 E120 N4 W50 AOF=[YR=2001] N26 W13 S13 W9 S13 E22\$ W70\$ E48 N13 E9 N13 E13 S26 E50 N50 W120 S31\$ N31 \$ E120 N10\$.													

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	DPHT 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	0003		0.00	0.00	61,441.63	SF		1.00	1.00	1.00	2.00	2.00	122,883							

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																						VALUATION BY STANDARD Tax Group: 1 Tax Dist: BUILDING MARKET VALUE 345,952 TOTAL MARKET OB/XF VALUE 20,788 TOTAL LAND VALUE - MARKET 122,883 TOTAL MARKET VALUE 489,623 SOH/AGL Deduction 106,474 ASSESSED VALUE 383,149 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 383,149 TOTAL JUST VALUE 489,623 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 391,756									
DOR CODE 2500 REPAIR SERVICE										MAP NUM										MKT AREA 07											
NEIGHBORHOOD/LOC 7002.00										AREA TYPE										TOTAL GROSS AREA											
PCT OF BASE										TOT ADJ AREA										SUBAREA MARKET VALUE											
TOTALS										BLD DATE 09/22/2020 KK										LGL DATE 09/22/2020 KK											
EXTRA FEATURES										XF DATE 09/22/2020 KK										LAND DATE 09/22/2020 KK											
INC 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	SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 0931/1752 5/10/2000 WD Q V CD 50,000 GRANTOR: BETHEA BILLY & THELMA GRANTEE: COCHRAN WM III & MA													
11	0430	CL FNC 6B	0	0	0	0	201.00	LF	9.70	9.70	100	2005	2005	3	69	1,345		BUILDING NOTES													
12	0978	SECURTY LT	0	0	0	0	5.00	UT	337.50	337.50	100	2001	2001	3	58	979		BUILDING DIMENSIONS													
13	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2005	2005	3	27	972															
14	0351	CARPORT MT	0	0	40	20	800.00	SF	10.00	10.00	100	2013	2013	3	65	5,200															
LAND DESCRIPTION										TOTAL OB/XF 8,496																					
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							
REVIEW DATE 09/22/2020 BY KK Total Acres: 0.00 Total Land Value: 122,883 Market: 0 Agricultural: 0 Common: 122,883 PRINTED 08/02/2023 BY SYS																															