

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Ceiling

Air Condition

Heating Type

Plumbing Frame

Story Height

RMS Stories

Class

Units Occupancy

2504MOD METAL 100

WOOD TRUSS 100

01MINIMUM 100

01MINIMUM 100

03CONC FINSH 100

04NONE 100

01NONE 100

01NONE 100

0100STEEL 100

0100

11001. 100

00. 100

0100NONE 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

03Quality Level 03

2500REPAIR SERVICE

MKT AREA09

9002.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

UCP

1,632

168

100

40

1,632

67

24,896

1,022

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECONFNCT

NORM

% COND

4807061,69964.236530.5151,8361977197700050.0050.00

1 PREFAB MTL - 0% - 0

Heated Area: 1632

HX Base Yr

UCP

1993

BAS

1993

TOTALS

1,800

1,699

25,918

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

10430CL FNC 6B0000280.00LF9.709.7010019771977320543

20466FNC GT 20'00001.00UT750.00750.0010019771977320150

30812CONCRETE C00002,029.00SF4.004.00100198219823413,328

40810CONCRETE A0000191.00SF6.506.50100200120013821,018

52701QUONSET GD00060281,680.00SF15.0015.00100199019903205,040

LAND DESCRIPTION

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

1002500C SRVC SHOPS00004CG0.000.002.58AC1.001.001.0017,500.0017,500.0045,150

REVIEW DATE

09/24/2020

BY

KK

Total Acres: 2.58

Total Land Value: 45,150

Market: 0

Agricultural: 0

Common: 45,150

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

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

25,918

10,079

45,150

81,147

2,728

78,419

0

78,419

81,147

0

71,290

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

V I

RSN CD

SALE PRICE

1050/0758

4/18/2002

WD

U

I

01

100

GRANTOR: KELLY HENRY P & VIOLA

GRANTEE: KELLY HENRY M & SON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 UCP=[YR=1993] W14 S12 E14 N12\$ S12 W14 S24 E50 N36\$.