



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	04	DIST 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0301	03	3,940	113.6090	99.98	393,921	1986	1986	0	0	28.00	72.00		

NASSAU COUNTY PROPERTY				PAGE 1 of 7
VALUATION SUMMARY				
VALUATION BY			DIRECT_CAP	
Tax Group: 4			Tax Dist:	
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				



QUALITY	CD	QUALITY LEVEL		
03		Quality Level 03		
DOR CODE 0300 MULTI-FAMILY				
MAP NUM	MKT AREA	04		
NEIGHBORHOOD/LOC 4053.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,672	100	3,672	264,331
FOP	56	30	17	1,224
FOP	56	30	17	1,224
FOP	56	30	17	1,224
FOP	56	30	17	1,224
FOP	56	30	17	1,224
FOP	56	30	17	1,224
FOP	56	30	17	1,224
FOP	96	30	29	2,087
FOP	96	30	29	2,087
TOTALS	4,464		3,940	283,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615551	RRF-MULTI PRMTS/B	82,561	11/01/2016
960553	REPAIR/RRF	20,200	12/01/1996
3030-	N/A	545,530	10/11/1985

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
0457/0413	6/01/1985	WD	Q	V		24,722

** This building has 13 Sub-Areas
 850774 US HWY 17, YULEE

BLD DATE	12/19/2018	KK	LGL DATE	
XF DATE	12/19/2018	KK	LAND DATE	04/01/2023
INC DATE			AG DATE	DCA

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	0	44,000.00	UT	2.00	2.00	100	1986	1986	3	50	44,000	
2	0812	CONCRETE C	0	0	0	0	4,000.00	SF	4.00	4.00	100	1986	1986	3	52	8,320	
3	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1997	1997	3	45	700	
4	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00	2,530.00	100	1997	1997	3	45	7,970	
5	0476	VF 6 SBPL	0	0	72	0	72.00	LF	32.00	32.00	100	2009	2009	3	78	1,797	
6	0422	CL FNC 4'	0	0	0	0	480.00	LF	15.00	15.00	100	1986	1986	3	24	1,728	

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W12 FOP=[YR=1993] W8 FST=[YR=1993] W8 FOP=[YR=1993] W8 S7 E8 N7 \$ S7 E8 N7 \$ S7 E8 N7 \$ S7 W24 N7 W24 FOP=[YR=1993] W8 FOP=[YR=1993] W8 S7 E8 N7 \$ S7 E8 N7 \$ S7 W24 N7 W12 S31 E12 FOP=[YR=1993] E24 N4 W24 S4 \$ N4 E24 S4 E24 FOP=[YR=1993] E24 N4 W24 S4 \$ N4 E24 S4 E24 FOP=[YR=1993] E24 N4 W24 S4 \$ N4 E24 S4 E12 N31 \$.

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000300	C	MULTI-FAM	0		RG-1	0.00	0.00	32.00	UT		1.00	1.00	15,000.00	15,000.00	480,000							



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0300	MULTI-FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC		4053.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0301	03	4,041	112.5060	99.01	400,099	1986	1986	0	0	28.00	72.00		



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,816	100	3,816	272,032
FOP	40	30	12	855
FOP	40	30	12	855
FOP	40	30	12	855
FOP	40	30	12	855
FOP	40	30	12	855
FOP	40	30	12	855
FOP	96	30	29	2,067
FOP	96	30	29	2,067
FOP	96	30	29	2,067
TOTALS	4,464		4,041	288,071

** This building has 13 Sub-Areas
 850774 US HWY 17, YULEE

BLD DATE	12/19/2018	KK	LGL DATE	
XF DATE	12/19/2018	KK	LAND DATE	04/01/2023
INC DATE			AG DATE	DCA

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

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	

NASSAU COUNTY PROPERTY				PAGE 2 of 7	4
VALUATION SUMMARY					
VALUATION BY		DIRECT_CAP			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				0	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				0	
TOTAL MARKET VALUE				1,243,541	
SOH/AGL Deduction				463,226	
ASSESSED VALUE				780,315	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				780,315	
TOTAL JUST VALUE				1,243,541	
NCON VALUE				0	
INCOME VALUE				1,243,541	
PREVIOUS YEAR MKT VALUE				805,377	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0457/0413	6/01/1985	WD	Q	V		24,722

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=1993] W12 FOP=[YR=1993] W8 FST=[YR=1993] W8 FOP=[YR=1993] W8 S5 E8 N5 \$ S5 E8 N5 \$ S5 E8 N5 \$ S5 W24 N5 W24 FOP=[YR=1993] W8 FST=[YR=1993] W8 FOP=[YR=1993] W8 S5 E8 N5 \$ S5 E8 N5 \$ S5 E8 N5 \$ S5 W24 N5 W24 FOP=[YR=1993] W8 FST=[YR=1993] W8 FOP=[YR=1993] W8 S5 E8 N5 \$ S5 E8 N5 \$ S5 E8 N5 \$ S5 W24 N5 W12 S31 E12 FOP=[YR=1993] E24 N4 W24 S4 \$ N4 E24 S4 E24 FOP=[YR=1993] E24 N4 W24 S4 \$ N4 E24 S4 E24 FOP=[YR=1993] E24 N4 W24 S4 \$ N4 E24 S4 E12 N31 \$.						

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	CORK/VTILE	80
Interior Floo	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Story Height		0	100
RMS		0	100
Units		4	100
BUD8 Adjustme	04	DIST 01	100
Quality	03	Quality Level	03
DOR CODE	0300MULTI-FAMILY		
MAP NUM	MKT AREA	04	
NEIGHBORHOOD/LOC	4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	3,168	100	3,168
FOP	32	30	10
FOP	32	30	10
FOP	32	30	10
FOP	32	30	10
FOP	120	30	36
FOP	120	30	36
FST	24	55	13
FST	24	55	13
FST	48	55	26
TOTALS	3,632		3,332
			244,151

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
0301	03	3,332	115.6480	101.77	339,098	1986	1986		0	0	28.00	72.00			
3 APARTMENT - 0% - 0															
Heated Area: 3168															
HX Base Yr															

BLD DATE	12/19/2018	KK	LGL DATE	
XF DATE	12/19/2018	KK	LAND DATE	04/01/2023
INC DATE			AG DATE	DCA

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
850774 US HWY 17, YULEE																
TOTAL OB/XF 0																

LAND DESCRIPTION																								
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

NASSAU COUNTY PROPERTY			PAGE 3 of 7
VALUATION SUMMARY			4
VALUATION BY		DIRECT_CAP	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		0	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		1,243,541	
SOH/AGL Deduction		463,226	
ASSESSED VALUE		780,315	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		780,315	
TOTAL JUST VALUE		1,243,541	
NCON VALUE		0	
INCOME VALUE		1,243,541	
PREVIOUS YEAR MKT VALUE		805,377	

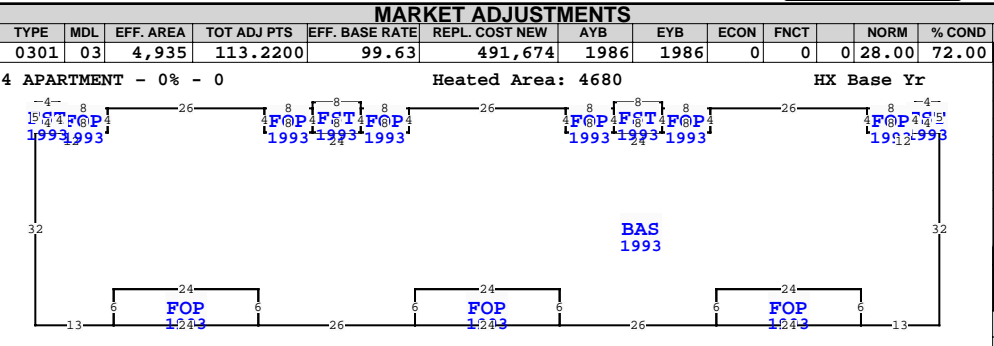
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0457/0413	6/01/1985	WD	Q	V		24,722

BUILDING NOTES			
GRANTOR:			
GRANTEE:			

BUILDING DIMENSIONS	
FST=[YR=1993] W4 S2 FOP=[YR=1993] W8 BAS=[YR=1993] W26	
FOP=[YR=1993] W8 FST=[YR=1993] N2 W8 S2 FOP=[YR=1993] W8	
S4 E8 N4 \$ S4 E8 N4 \$ S4 E8 N4 \$ S4 W24 N4 W26 FOP=[YR=1993]	
W8 FST=[YR=1993] N2 W4 S6 E4 N4 \$ S4 E8 N4 \$ S4 W12 S32 E13	
FOP=[YR=1993] E24 N5 W24 S5 \$ N5 E24 S5 E26 FOP=[YR=1993]	
E24 N5 W24 S5 \$ N5 E24 S5 E13 N32 W12 N4 \$ S4 E8 N4 \$ S4 E4 N6 \$.	

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	04	DIST 01 100



NASSAU COUNTY PROPERTY		PAGE 4 of 7	4
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			0
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			1,243,541
SOH/AGL Deduction			463,226
ASSESSED VALUE			780,315
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			780,315
TOTAL JUST VALUE			1,243,541
NCON VALUE			0
INCOME VALUE			1,243,541
PREVIOUS YEAR MKT VALUE			805,377

Quality	03	Quality Level 03		
DOR CODE	0300	MULTI-FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC		4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,680	100	4,680	335,713
FOP	32	30	10	717
FOP	32	30	10	717
FOP	32	30	10	717
FOP	32	30	10	717
FOP	32	30	10	717
FOP	32	30	10	717
FOP	144	30	43	3,084
FOP	144	30	43	3,084
FOP	144	30	43	3,084
TOTALS	5,424		4,935	354,005

** This building has 14 Sub-Areas

BLD DATE	12/19/2018	KK	LGL DATE	
XF DATE	12/19/2018	KK	LAND DATE	04/01/2023
INC DATE			AG DATE	DCA

850774 US HWY 17, YULEE

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0457/0413	6/01/1985	WD	Q	V		24,722

GRANTOR:

GRANTEE:

BUILDING NOTES									

BUILDING DIMENSIONS									
FST=[YR=1993] W4 S1 FOP=[YR=1993] W8 BAS=[YR=1993] W26 FOP=[YR=1993] W8 FST=[YR=1993] N1 W8 S1 FOP=[YR=1993] W8 S4 E8 N4 \$ S4 E8 N4 \$ S4 E8 N4 \$ S4 W24 N4 W26 FOP=[YR=1993] W8 FST=[YR=1993] N1 W8 S1 FOP=[YR=1993] W8 S4 E8 N4 \$ S4 E8 N4 \$ S4 E8 N4 \$ S4 W24 N4 W26 FOP=[YR=1993] W8 FST=[YR=1993] N1 W4 S5 E4 N4 \$ S4 E8 N4 \$ S4 W12 S32 E13 FOP=[YR=1993] E24 N6 W24 S6 \$ N6 E24 S6 E26 FOP=[YR=1993] E24 N6 W24 S6 \$ N6 E24 S6 E26 FOP=[YR=1993] E24 N6 W24 S6 \$ N6 E24 S6 E13 N32 W12 N4 \$ S4 E8 N4 \$ S4 E4 N5 \$.									

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Units		6 100
BUD8 Adjustme	04	DIST 01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0301	03	5,001	113.4240	99.81	499,150	1986	1986	0	0	0	28.00	72.00		



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 5 of 7
VALUATION BY		DIRECT_CAP	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		0	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		1,243,541	
SOH/AGL Deduction		463,226	
ASSESSED VALUE		780,315	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		780,315	
TOTAL JUST VALUE		1,243,541	
NCON VALUE		0	
INCOME VALUE		1,243,541	
PREVIOUS YEAR MKT VALUE		805,377	

Quality		03 Quality Level 03		
DOR CODE	0300	MULTI-FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4053.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,744	100	4,744	340,919
FOP	32	30	10	719
FOP	32	30	10	719
FOP	32	30	10	719
FOP	32	30	10	719
FOP	36	30	11	791
FOP	36	30	11	791
FOP	144	30	43	3,090
FOP	144	30	43	3,090
FOP	144	30	43	3,090
TOTALS	5,496		5,001	359,388

** This building has 14 Sub-Areas
 850774 US HWY 17, YULEE

BLD DATE	12/19/2018	KK	LGL DATE	
XF DATE	12/19/2018	KK	LAND DATE	04/01/2023
INC DATE			AG DATE	DCA

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0457/0413	6/01/1985	WD	Q	V		24,722

BUILDING NOTES			

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

BUILDING DIMENSIONS													
FST=[YR=1993] W4 S1 FOP=[YR=1993] W9 BAS=[YR=1993] W26													
FOP=[YR=1993] W8 FST=[YR=1993] N1 W8 S1 FOP=[YR=1993] W8													
S4 E8 N4 \$ S4 E8 N4 \$ S4 E8 N4 \$ S4 W24 N4 W26 FOP=[YR=1993]													
W8 FST=[YR=1993] N1 W8 S1 FOP=[YR=1993] W8 S4 E8 N4 \$ S4 E8													
N4 \$ S4 E8 N4 \$ S4 W24 N4 W26 FOP=[YR=1993] W9 FST=[YR=1993]													
N1 W4 S5 E4 N4 \$ S4 E9 N4 \$ S4 W13 S32 E14 FOP=[YR=1993] E24													
N6 W24 S6 \$ N6 E24 S6 E26 FOP=[YR=1993] E24 N6 W24 S6 \$ N6													
E24 S6 E26 FOP=[YR=1993] E24 N6 W24 S6 \$ N6 E24 S6 E14 N32													
W13 N4 \$ S4 E9 N4 \$ S4 E4 N5 \$.													

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	



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	CORK/VTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	02	WOOD FRAME	100
Story Height		0	100
RMS		0	100
Units		2	100
BUD8 Adjustme	04	DIST 01	100
Quality	03	Quality Level 03	
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,018	100	2,018
FOP	63	30	19
FOP	63	30	19
FOP	144	30	43
FST	21	55	12
FST	21	55	12
TOTALS	2,330		2,123
SUBAREA MARKET VALUE		159,597	

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
0301	03	2,123	118.6500	104.41	221,662	1986	1986	0	0	28.00	72.00				
6 APARTMENT - 0% - 0 Heated Area: 2018 HX Base Yr															
BLD DATE				12/19/2018				KK		LGL DATE		04/01/2023		DCA	
XF DATE				12/19/2018				KK		LAND DATE					
INC DATE										AG DATE					

VALUATION BY		DIRECT_CAP
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,243,541
SOH/AGL Deduction		463,226
ASSESSED VALUE		780,315
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		780,315
TOTAL JUST VALUE		1,243,541
NCON VALUE		0
INCOME VALUE		1,243,541
PREVIOUS YEAR MKT VALUE		805,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0457/0413	6/01/1985	WD	Q	V		24,722	

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=1993] W17 FOP=[YR=1993] N12W4 FST=[YR=1993] W3 S7 E3 N7 \$ S7 W3 S5 E7 \$ W7 N12 W26 FST=[YR=1993] W3 FOP=[YR=1993] W4 S12 E7 N5 W3 N7 \$ S7 E3 N7 \$ S12 W24 S25 E25 FOP=[YR=1993] E24 N6 W24 S6 \$ N6 E24 S6 E25 N25 \$.							

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



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	CORK/VTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	02	WOOD FRAME	100
Story Height		0	100
RMS		0	100
Units		2	100
BUD8 Adjustme	04	DIST 01	100
Quality	03	Quality Level	03
DOR CODE	0300MULTI-FAMILY		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,018	100	2,018
FOP	63	30	19
FOP	63	30	19
FOP	144	30	43
FST	21	55	12
FST	21	55	12
TOTALS	2,330		2,123
			159,597

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0301	03	2,123	118.6500	104.41	221,662	1986	1986	0	0	28.00	72.00	
7 APARTMENT - 0% - 0												
Heated Area: 2018 HX Base Yr												
BLD DATE				12/19/2018	KK		LGL DATE					
XF DATE				12/19/2018	KK		LAND DATE		04/01/2023	DCA		
INC DATE							AG DATE					

NASSAU COUNTY PROPERTY		PAGE 7 of 7	4
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			0
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			1,243,541
SOH/AGL Deduction			463,226
ASSESSED VALUE			780,315
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			780,315
TOTAL JUST VALUE			1,243,541
NCON VALUE			0
INCOME VALUE			1,243,541
PREVIOUS YEAR MKT VALUE			805,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0457/0413	6/01/1985	WD	Q	V		24,722

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W17 FOP=[YR=1993] N12 W4 FST=[YR=1993] W3 S7 E3 N7 \$ S7 W3 S5 E7 \$ W7 N12 W26 FST=[YR=1993] W3 FOP=[YR=1993] W4 S12 E7 N5 W3 N7 \$ S7 E3 N7 \$ S12 W24 S25 E25 FOP=[YR=1993] E24 N6 W24 S6 \$ N6 E24 S6 E25 N25 \$.			

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

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