



BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	05 AVERAGE 100			
Roof Structur	04 WOOD TRUSS 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floo	11 CLAY TILE 100			
Ceiling	02 F.NOT SUS 100			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Fixtures	35 100			
Frame	02 WOOD FRAME 100			
Story Height	10 100			
RMS	4 100			
Stories	1. 1. 100			
Units	0 100			
BUD8 Adjustme	04 DIST 01 100			
Occupancy	00 OWNER OCC 100			
Quality	02 Quality Level 02			
DOR CODE	1600 COMMUNITY SHOPPING			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,057	100	3,057	148,790
CAN	375	30	112	5,451
FST	318	50	159	7,739
PTO	225	5	11	536
TOTALS	3,975		3,339	162,516

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	NBHD SHOP	- 0%	- 0									
Heated Area: 3057 HX Base Yr												
BLD DATE 04/10/2019 KK LGL DATE 04/10/2019 KK XF DATE 04/10/2019 KK LAND DATE 04/10/2019 KK INC DATE AG DATE												

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			162,516
TOTAL MARKET OB/XF VALUE			52,893
TOTAL LAND VALUE - MARKET			359,370
TOTAL MARKET VALUE			574,779
SOH/AGL Deduction			21,849
ASSESSED VALUE			552,930
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			552,930
TOTAL JUST VALUE			574,779
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			502,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20799	CO ISSUED	2,400	11/01/2007
B20799	REMODEL	2,400	11/01/2007
E19441	ELEC OTHER	150	06/01/2007
E18733	ELEC OTHER	150	02/01/2007
E18806	ELEC OTHER	0	02/01/2007
B0618575	ADDITION	0	12/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2501/1061	9/30/2021	WD	Q	I	01	550,000
GRANTOR: FLEISCHER BEVERLY						
GRANTEE: FELMOR CORNER LLC						
1411/0218	5/10/2006	WD	U	I	07	100
GRANTOR: KENNEDY DENNIS M						
GRANTEE: FLEISCHER RICHARD &						

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	0812	CONCRETE C	0	0	0	0	10,509.00	SF	4.00	4.00	100	1997	1997	3	75	31,527	
5	0812	CONCRETE C	0	0	0	0	1,234.00	SF	4.00	4.00	100	2000	2000	3	80	3,949	
6	0424	CL FNC 6'	0	0	0	0	283.00	LF	20.00	20.00	100	1999	1999	3	52	2,943	
7	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1999	1999	3	52	156	
8	0812	CONCRETE C	0	0	0	0	1,140.00	SF	4.00	4.00	100	2007	2007	3	89	4,058	
10	0097	AWNING CN	0	0	0	0	8.00	SF	65.00	65.00	100	2008	2008	3	56	291	
11	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2008	2008	3	76	7,691	
12	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2008	2008	3	76	380	
13	0681	POLE SHED	0	0	12	7	84.00	SF	15.00	15.00	100	2008	2008	3	56	706	
14	0445	BOX FNC 5'	0	0	0	0	32.00	LF	8.10	8.10	100	2008	2008	3	40	104	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001600	C	SH CTR COM	0	0004	CG	142.00	300.00	47,916.00	SF		1.00	1.00	1.00	7.50	7.50	359,370							

