

IN OR 2211/1748
R583227

ONE STOP TIRE SHOP CALLAHAN FL LLC
35 W DRIVE
ESSEX JUNCTION, VT 05452

2023

51-2N-25-0000-0003-0000



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	PAGE 1 of 2														
Exterior Wall	27	PREFIN MTL 100	2501	04	1,302	84.6090	74.67	97,220	1956	1986	0	0	0	48.00	52.00	VALUATION SUMMARY													
Roof Structur	02	SHED 100	1 SERV SHOP - 0% - 0													Heated Area: 1260													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
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																											
Fixtures		3 100																											
Frame	03	MASONRY 100																											
Story Height		13 100																											
RMS		5 100																											
Stories	1.	1. 100																											
Units		0 100																											
BUD8 Adjustme	06	DIST 1D 100																											
Occupancy	00	OWNER OCC 100																											
Quality	03	Quality Level 03																											
DOR CODE	2500		REPAIR SERVICE																										
MAP NUM			MKT AREA		08																								
NEIGHBORHOOD/LOC	8002.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
AOF	144	100	144	5,591																									
BAS	1,116	100	1,116	43,333																									
CAN	140	30	42	1,631																									
TOTALS	1,400		1,302	50,554																									
EXTRA FEATURES					542843 US HWY 1, CALLAHAN																								
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												
2	0424	CL FNC 6'	0	0	0	0	480.00	LF	20.00	20.00	100	1970	1970	3	20	1,920													
3	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	1970	1970	3	20	240													
4	0422	CL FNC 4'	0	0	0	0	100.00	LF	15.00	15.00	100	1993	1993	3	32	480													
5	0940	SHEDS/PORT	0	0	16	10	160.00	SF	19.50	19.50	100	1972	1972	3	20	624													
6	0812	CONCRETE C	0	0	0	0	2,472.00	SF	4.00	4.00	100	1970	1970	3	22	2,175													
7	0812	CONCRETE C	0	0	0	0	5,311.00	SF	4.00	4.00	100	1995	1995	3	72	15,296													
9	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1995	1995	3	39	273													
10	0351	CARPORT MT	0	0	24	20	480.00	SF	3.50	3.50	100	1995	1995	3	20	336													
11	0443	STK FNC 6'	0	0	0	0	92.00	LF	10.00	10.00	100	1992	1992	3	20	184													
12	0351	CARPORT MT	0	0	20	18	360.00	SF	3.50	3.50	100	1996	1996	3	20	252													
LAND DESCRIPTION					TOTAL OB/XF 21,780																								
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	0004	CI	0.00	0.00	13,661.00	SF		1.00	1.00	1.00	4.00	4.00	54,644												
2	000100	C	SFR	0	0004		0.00	0.00	5,839.00	SF		1.00	1.00	1.00	4.00	4.00	23,356												
REVIEW DATE 09/22/2020 BY KK Total Acres: 0.00 Total Land Value: 78,000 Market: 0 Agricultural: 0 Common: 78,000 PRINTED 08/02/2023 BY SYS																													

ONE STOP TIRE SHOP CALLAHAN FL LLC
35 W DRIVE
ESSEX JUNCTION, VT 05452

51-2N-25-0000-0003-0000

[illegible]