

PT JOHN LOW GRANT
SEC 51-3N-27E IN OR 960/825
(EX ESMT OR 363/750 &

COCHRAN MARK DENNIS/MAVIS TIRE SUPPLY LLC
ATTN: LEASE ADMINISTRATION, 358 SAW MILL RIVER RID
MILLWOOD, NY 10546

2023

51-3N-27-0000-0013-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 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	4	100
Frame	03	MASONRY 100
Story Height	16	100
RMS	3	100
Stories	1.	1. 100
Class	00	. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	2700	VEH SALE/REPAIR

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,000	185	1,850	68,978
BAS	1,650	100	1,650	61,521
BAS	1,100	100	1,100	41,014
BAS	1,560	100	1,560	58,165
UAT	2,100	10	210	7,830
TOTALS	7,410		6,370	237,506

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0812	CONCRETE C	0	0	0	0	
2	6001	ROLLUP DR	0	0	0	0	
3	6001	ROLLUP DR	0	0	0	0	
4	0812	CONCRETE C	0	0	0	0	
5	0978	SECURTY LT	0	0	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	002700	C	AUTO SALES	0	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2501	06	6,370	84.4942	74.57	475,011	1982	1982	0	0	0	50.00	50.00	
1 SERV SHOP - 0% - 0 Heated Area: 5520 HX Base Yr													
463118 SR 200, YULEE													
BLD DATE 11/25/2020 KK LGL DATE 04/01/2023 DCA XF DATE 11/25/2020 KK LAND DATE INC DATE AG DATE													

NASSAU COUNTY PROPERTY													
PAGE 1 of 1													
VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 4												Tax Dist:	
BUILDING MARKET VALUE												237,506	
TOTAL MARKET OB/XF VALUE												24,421	
TOTAL LAND VALUE - MARKET												423,402	
TOTAL MARKET VALUE												685,329	
SOH/AGL Deduction												261,193	
ASSESSED VALUE												424,136	
TOTAL EXEMPTION VALUE												0	
BASE TAXABLE VALUE												424,136	
TOTAL JUST VALUE												685,329	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												408,446	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006929	REPAIR/RRF	18,000	08/25/2020
R013330	REPAIR/RRF	0	06/01/2001
SU990144	REMODEL	4,000	05/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0960/0825	12/01/2000	QC	U	I	07	100	
GRANTOR: COCHRAN ALVIE							
GRANTEE: COCHRAN MARK DENNIS							
0397/0097	8/01/1983	WD	Q	I		56,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1994] W55 AOF=[YR=1993] W20 S50 E20N50S\$20 E55 BAS=[YR=1993] W55S30 E55N30\$N20\$ BAS=[YR=2001] S50 E26 N60 W26 S10\$ PTR=N40 UAT=[YR=1993] N20 W75 S50 E20N30 E55 \$ S40\$.													