

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	15 HARDTILE 30
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	8 100
Frame	05 STEEL 100
Story Height	15 100
RMS	21 100
Stories	1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 OWNER OCC 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1701	04	4,001	115.1694	163.25	653,163	1984	1984	0	0	0	56.00	44.00

1 OFFICE 1&2 - 0% - 0 Heated Area: 2953 HX Base Yr



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			287,392
TOTAL MARKET OB/XF VALUE			24,117
TOTAL LAND VALUE - MARKET			335,016
TOTAL MARKET VALUE			646,525
SOH/AGL Deduction			0
ASSESSED VALUE			646,525
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			646,525
TOTAL JUST VALUE			646,525
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			668,141

Quality				
DOR CODE	STORE/OFFICE/RESID			
03	Quality Level 03			
1200				
MAP NUM	MKT AREA			
	03			
NEIGHBORHOOD/LOC	3016.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	812	100	812	58,326
BAS	840	100	840	60,337
BAS	960	100	960	68,957
BAS	341	100	341	24,494
CAN	378	30	113	8,117
UST	1,993	40	797	57,248
UST	66	40	26	1,868
UST	280	40	112	8,045
TOTALS	5,670		4,001	287,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25106	XFOB	68,546	09/01/2011
B0310684	XFOB	10,000	01/01/2003
E963051	CHNGE SRVC	0	09/01/1996
E951992	CHNGE SRVC	0	07/01/1995
B9501722	ADDITION	40,800	03/01/1995
E940998	CHNGE SRVC	5,000	06/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1954/0040	12/19/2014	SW	Q	I	05	625,000
GRANTOR: W L JENKINS COMPANY						
GRANTEE: MARTEX SERVICES INC						
1037/1964	2/15/2002	WD	Q	I		510,000
GRANTOR: THE BIRDHOUSE WILDLIF						
GRANTEE: W L JENKINS COMPANY						

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	2,635.00	SF	4.00	4.00	100	1984	1984	3	44	4,638	
2	0825	BRICK	0	0	7	35.00	SF	12.50	12.50	100	1984	1984	3	80	350	
3	0812	CONCRETE C	0	0	0	2,453.00	SF	4.00	4.00	100	1995	1995	3	70	6,868	
4	0430	CL FNC 6B	0	0	0	160.00	LF	9.70	9.70	100	1994	1994	3	32	497	
5	0463	FENCE GATE	0	0	0	4.00	UT	300.00	300.00	100	1994	1994	3	32	384	
6	0810	CONCRETE A	0	0	0	280.00	SF	6.50	6.50	100	1995	1995	3	70	1,274	
7	0810	CONCRETE A	0	0	8	64.00	SF	6.50	6.50	100	1984	1984	3	44	183	
8	0940	SHEDS/PORT	0	0	15	150.00	SF	30.00	30.00	100	1994	1994	3	20	900	
9	0968	STAIRS	0	0	28	1.00	SF	800.00	800.00	100	2002	2002	3	100	800	
10	6001	ROLLUP DR	0	0	0	4.00	UT	400.00	400.00	100	1984	1984	3	20	320	

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	001700	C	1STORY OFF	0	0006	RSF-2	0.00	0.00	23,929.72	SF		1.00	1.00	1.00	14.00	14.00	335,016							

REVIEW DATE 03/22/2019 BY KK																								
Total Acres: 0.00					Total Land Value: 335,016					Market: 0					Agricultural: 0					Common: 335,016				

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	VALUATION SUMMARY														
																VALUATION BY STANDARD Tax Group: 8 Tax Dist: BUILDING MARKET VALUE 287,392 TOTAL MARKET OB/XF VALUE 24,117 TOTAL LAND VALUE - MARKET 335,016 TOTAL MARKET VALUE 646,525 SOH/AGL Deduction 0 ASSESSED VALUE 646,525 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 646,525 TOTAL JUST VALUE 646,525 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 668,141													
DOR CODE		1200		STORE/OFFICE/RESID												PERMIT NUM DESCRIPTION AMT ISSUED B01033 NEW CONSTR 20,000 05/01/1994													
MAP NUM				MKT AREA		03										SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1954/0040 12/19/2014 SW Q I 05 625,000 GRANTOR: W L JENKINS COMPANY GRANTEE: MARTEX SERVICES INC 1037/1964 2/15/2002 WD Q I 510,000 GRANTOR: THE BIRDHOUSE WILDLIF GRANTEE: W L JENKINS COMPANY													
NEIGHBORHOOD/LOC		3016.00														BUILDING NOTES BUILDING DIMENSIONS													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE								BLD DATE 03/22/2019 KK LGL DATE 03/22/2019 KK XF DATE 03/22/2019 KK LAND DATE 03/22/2019 KK INC DATE AG DATE													
TOTALS																													
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												
11	0467	FNC GT 25'	0	0	0	0	2.00	UT	875.00	875.00	100	1994	1994	3	32	560													
12	0464	FNC GT 10'	0	0	0	0	1.00	UT	437.50	437.50	100	1994	1994	3	32	140													
13	0424	CL FNC 6'	0	0	0	0	403.00	LF	20.00	20.00	100	1994	1994	3	32	2,579													
14	9001	CONTANR 40	0	0	0	0	1.00	UT	1,400.00	1,400.00	100	1980	1980	3	100	1,400													
15	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	1994	1994	3	76	133													
16	0424	CL FNC 6'	0	0	0	0	413.00	LF	20.00	20.00	100	1994	1994	3	32	2,643													
17	0467	FNC GT 25'	0	0	0	0	1.00	UT	700.00	700.00	100	1994	1994	3	32	224													
18	0467	FNC GT 25'	0	0	0	0	1.00	UT	700.00	700.00	100	1994	1994	3	32	224													
										TOTAL OB/XF 7,903																			
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					
REVIEW DATE 03/22/2019 BY KK Total Acres: 0.00 Total Land Value: 335,016 Market: 0 Agricultural: 0 Common: 335,016 PRINTED 08/06/2024 BY SYS																													