

LOT 15 & PT LOTS 16 & 17 (S-1)
IN OR 1167/529
LARCHMONT UNIT 1 PB 3/13

1000 HIGHWAY 98 EAST CORP
10800 NW 106TH ST # 6
MEDLEY, FL 33178

2024

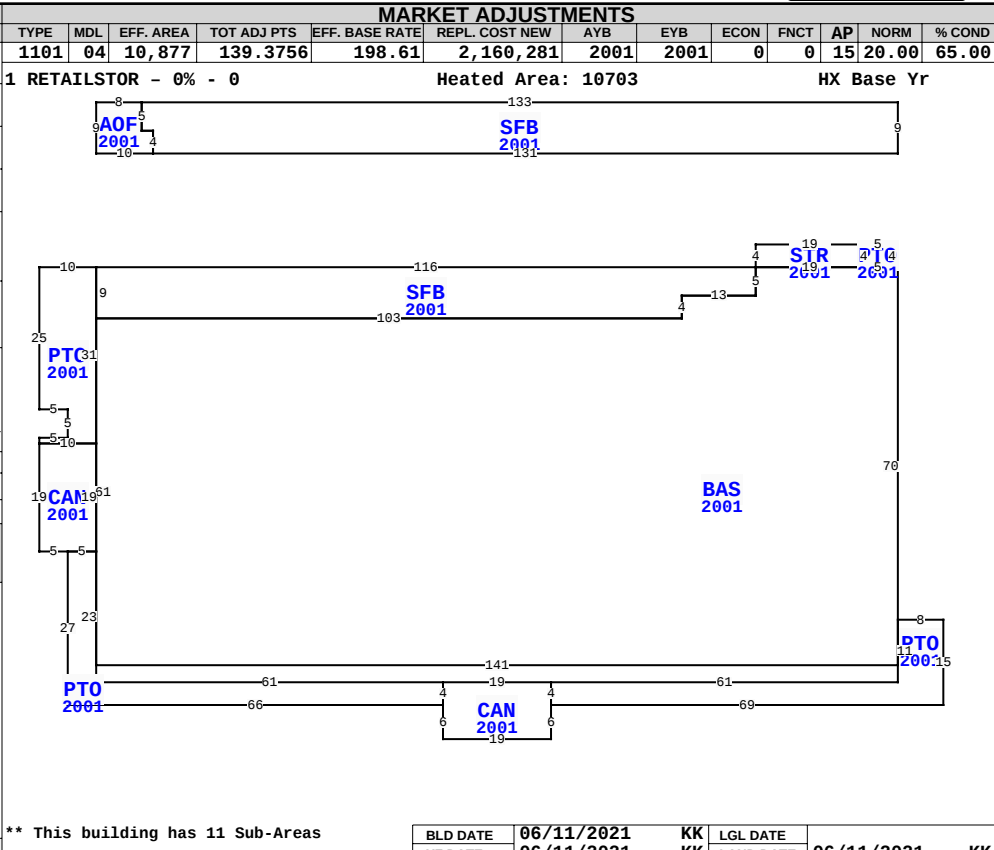
00-00-30-036A-0015-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 70
Exterior Wall	15 CONC BLOCK 30
Roof Structure	09 RIDGE FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	06 CUST PANEL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Ceiling	03 PART.FIN. 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	7 100
Frame	03 MASONRY 100
Story Height	24 100
RMS	4 100
Stories	1.5 1.5 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	1100STORES, 1 STORY

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	80	100	80	10,328
BAS	8,878	100	8,878	1,146,119
CAN	190	30	57	7,359
CAN	190	30	57	7,359
PTO	20	5	1	129
PTO	285	5	14	1,808
PTO	364	5	18	2,324
PTO	379	5	19	2,453
SFB	992	80	794	102,502
SFB	1,189	80	951	122,771
TOTALS	12,643		10,877	1,404,183



BLD DATE	06/11/2021	KK	LGL DATE	
XF DATE	06/11/2021	KK	LAND DATE	06/11/2021
INC DATE			AG DATE	

EXTRA FEATURES														TOTAL OB/XF	
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
1	0400	CONC CURB	0	0	0	0	707.00	LF	15.00	15.00	1	2001	2001	3	1
2	0402	CONC BUMPE	0	0	0	0	38.00	UT	25.00	25.00	1	2001	2001	3	1
3	0801	ASPHALT A	0	0	10	34	340.00	SF	3.00	3.00	1	2001	2001	3	1
4	0801	ASPHALT A	0	0	0	0	395.00	SF	3.00	3.00	1	2001	2001	3	1
5	0803	ASPHALT C	0	0	0	0	17,936.00	SF	2.00	2.00	1	2001	2001	3	1
6	0966	FIRE SPRNK	0	0	0	0	9,950.00	SF	3.00	3.00	1	2001	2001	3	1
7	0972	ST LGHT UN	0	0	0	0	6.00	UT	3,289.00	3,289.00	1	2001	2001	3	1
8	0975	ST LT/ARM	0	0	0	0	12.00	UT	500.00	500.00	1	2001	2001	3	1
9	0971	ST LGHT OV	0	0	0	0	5.00	UT	1,555.00	1,555.00	1	2005	2005	3	1
10	7000	SIGN	0	0	0	0	1.00	SF	1,000.00	1,000.00	1	2001	2001	3	1

LAND DESCRIPTION										TOTAL OB/XF								1,141	
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	LA VAL		
1	001100	C	STORE 1FLR	0	0003	C-2	100.00	400.00	48,560.00	SF		1.00	1.00	1.00	17.00	17.00	825,520		
2	009602	C	RETENTION PO	0		C-2	0.00	0.00	0.50	AC		1.00	1.00	1.00	100.00	100.00	50		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		2,317,051	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		2,317,051	
SOH/AGL Deduction		307,612	
ASSESSED VALUE		2,009,439	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,009,439	
TOTAL JUST VALUE		2,317,051	
NCON VALUE		0	
INCOME VALUE		2,317,051	
PREVIOUS YEAR MKT VALUE		2,317,051	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010323	SIGNS	7,000	04/27/2001
20010709	XFOB	14,000	04/19/2001
20010323	H/AC	55,000	02/26/2001
20014558	NEW CONSTR	50,000	12/21/2000
20014547	NEW CONSTR	492,350	12/19/2000
2004297	DEMOLITION	8,000	11/03/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1167/0529	9/02/2003	WD	U	I	12
GRANTOR: EDMONDS JAMES III TRU					
GRANTEE: 1000 HIGHWAY 98 EAS					
0957/0553	11/07/2000	WD	Q	V	
GRANTOR: PARKEMORE FAIRVIEW LL					
GRANTEE: EDMONDS JAMES III T					

BUILDING NOTES											
BAS=[YR=2001] W1PTO=[YR=2001] N4W5S4E5\$W5 STR=[YR=2001] N4W19S4E19\$W19 SFB=[YR=2001] W116 PTO=[YR=2001] W10 S25 E5\$W5S1 CAN=[YR=2001] S19 E5 PTO=[YR=2001] S27 E66 CAN=[YR=2001] S6 E19 N6 PTO=[YR=2001] E69 N15 W8 S11 W61 S4 \$ N4 W19 S4 \$ N4 W61 N23 W5 \$ E5 N19 W10 \$ E10 N31 \$ S9 E103 N4 E13 N5\$ S5 W13 S4 W103 S61 E141 N70 \$ PTR= N20 SFB=[YR=2001] N9 W133 AOF=[YR=2001] W8 S9 E10 N4W2N5\$S5E2S4 E131\$ S20 \$.											

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MEDLEY, FL 33178

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