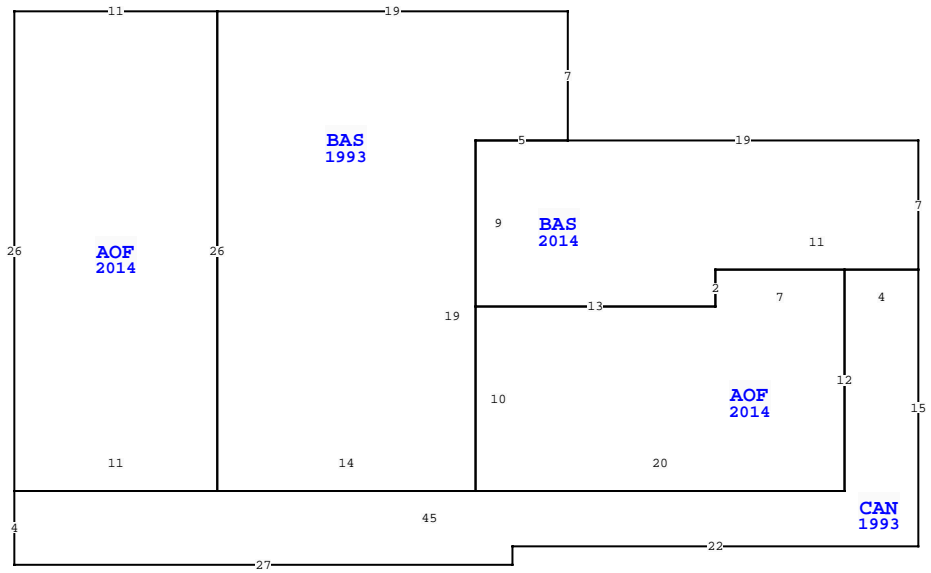




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	04	BUILT-UP	100
Interior Wall	04	PLYWOOD	100
Interior Floo	03	CONC FINSH	100
Ceiling	01	FIN.SUSPD	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Fixtures		5	100
Frame	03	MASONRY	100
Story Height		11	100
RMS		3	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	2500	REPAIR SERVICE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
AOF	214	185	396
AOF	286	185	529
BAS	399	100	399
BAS	194	100	194
CAN	222	30	67
TOTALS	1,315		1,585

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2501	06	1,585	91.2857	78.28	124,074	1961	2010	0	0	0	9.00	91.00	
1 SERV SHOP - 0% - 2024 Heated Area: 1093 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE			112,907	
TOTAL MARKET OB/XF VALUE			8,560	
TOTAL LAND VALUE - MARKET			236,150	
TOTAL MARKET VALUE			357,617	
SOH/AGL Deduction			0	
ASSESSED VALUE			357,617	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			357,617	
TOTAL JUST VALUE			357,617	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			260,629	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003756	REPAIR/RRF-ROOF	12,988	05/06/2019
E1528767	CHNGE SRVC	0	02/01/2015
B960521	REPAIR/RRF	4,399	09/01/1996
E952290	CHNGE SRVC	500	12/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/713	4/06/2023	WD Q	Q	I	01	450,000
GRANTOR: ROWLAND SOUTHERN SERV						
GRANTEE: COOL MASTERS OF FLO						
0483/0440	3/01/1986	FS U	I			50,000
GRANTOR:						
GRANTEE:						

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	0443	STK FNC 6'	0	0	0	40.00	LF	10.00	10.00	100	1986	1986	3	20	80		
2	0803	ASPHALT C	0	0	0	8,141.00	SF	2.00	2.00	100	1986	1986	3	50	8,141		
3	0810	CONCRETE A	0	0	0	93.00	SF	6.50	6.50	100	1961	1961	3	20	121		
4	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	1986	1986	3	23	138		
5	6001	ROLLUP DR	0	0	0	1.00	UT	400.00	400.00	100	1996	1996	3	20	80		
TOTALS														1,315	1,585	112,907	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993;ORIG=-19,0] N7 W19 S26 E14 N19 E5 \$			
AOF=[YR=2014;ORIG=-38,-7] W11 S26 E11 N26 \$			
CAN=[YR=1993;ORIG=-49,19] S4 E27 N1 E22 N15 W4 S12 W45 \$			
AOF=[YR=2014;ORIG=-24,9] S10 E20 N12 W7 S2 W13 \$			
BAS=[YR=2014;ORIG=0,0] W19 W5 S9 E13 N2 E11 N7 \$			

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002700	C	AUTO SALES	0	0004	CG	0.00	0.00	9,446.00	SF		1.00	1.00	2.00	12.50	25.00	236,150							