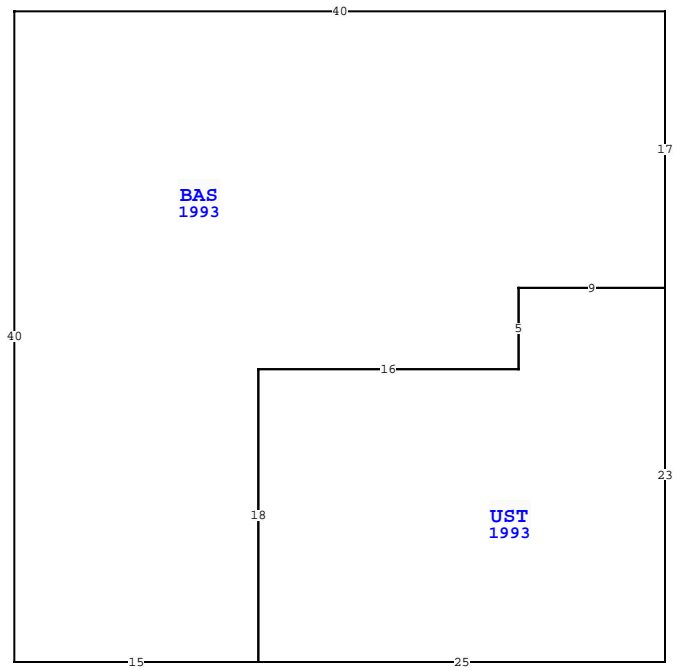


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	16	WD FR STUC	100	
Roof Structur	11	BOWSTRTRUS	100	
Roof Cover	12	MODULAR MT	80	
Roof Cover	03	COMP SHNGL	20	
Interior Wall	04	PLYWOOD	100	
Interior Floor	05	ASPH TILE	50	
Interior Floor	14	CARPET	50	
Ceiling	01	FIN.SUSPD	100	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Fixtures		5	100	
Frame	02	WOOD FRAME	100	
Story Height		12	100	
RMS		10	100	
Stories	1.	1.	100	
Units		0	100	
BUD8 Adjustme	02	DIST FB	100	
Occupancy	00	NONE	100	
Quality	03	Quality Level	03	
DOR CODE	2900	WHOLESALE OUTLET		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC	1004.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,105	100	1,105	14,605
UST	495	40	198	2,617
TOTALS	1,600		1,303	17,222

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
1	OFFICE 1&2	- 0%	- 0									
Heated Area: 1105 HX Base Yr												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		100	
TOTAL MARKET OB/XF VALUE		1,526	
TOTAL LAND VALUE - MARKET		1,132,522	
TOTAL MARKET VALUE		1,134,148	
SOH/AGL Deduction		747,270	
ASSESSED VALUE		386,878	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		386,878	
TOTAL JUST VALUE		1,134,148	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,134,148	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230005	DEMO BLDG		07/10/2023
20210020	DEMOLITION	0	06/02/2021
20182965	DEMOLITION	4,000	08/24/2018
20060638	REMODEL	3,000	03/30/2006
20051687	REPAIR/RRF	10,000	04/28/2005
20020513	REPAIR/RRF	3,000	03/26/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2228/0433	9/07/2018	MS U	I	I	11	0

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	0	2,957.00	SF	4.00	4.00	1	1960	1960	3	1	118	
2	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	1	1980	1980	3	1	16	
3	0801	ASPHALT A	0	0	10	16	160.00	SF	3.00	3.00	1	1980	1980	3	1	5	
4	0400	CONC CURB	0	0	0	0	130.00	LF	15.00	15.00	1	1980	1980	3	1	20	
5	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	1	1983	1983	3	1	16	
6	0812	CONCRETE C	0	0	0	0	438.00	SF	4.00	4.00	1	1983	1983	3	1	18	
7	1123	CB 8"	0	0	0	0	810.00	SF	6.15	6.15	1	1984	1984	3	1	50	
8	0430	CL FNC 6B	0	0	0	0	433.00	LF	9.70	9.70	1	1984	1984	3	1	42	
9	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	1	1984	1984	3	1	12	
10	0464	FNC GT 10'	0	0	0	0	1.00	UT	437.50	437.50	1	1984	1984	3	1	4	

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	004030	C	INDUST WATER	0	0006	IW	195.00	98.00	22,650.00	SF		1.00	1.00	1.00	50.00	50.00	1,132,500								
2	009500	C	SUBMERGED	0		IW	0.00	0.00	0.89	AC		1.00	1.00	1.00	25.00	25.00	22								

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: 2	Tax Dist:									
																						BUILDING MARKET VALUE	100									
																						TOTAL MARKET OB/XF VALUE	1,526									
																						TOTAL LAND VALUE - MARKET	1,132,522									
																						TOTAL MARKET VALUE	1,134,148									
																						SOH/AGL Deduction	747,270									
																						ASSESSED VALUE	386,878									
																						TOTAL EXEMPTION VALUE	0									
																						BASE TAXABLE VALUE	386,878									
																						TOTAL JUST VALUE	1,134,148									
																						NCON VALUE	0									
																						INCOME VALUE										
																						PREVIOUS YEAR MKT VALUE	1,134,148									

DOR CODE: 2900 WHOLESALE OUTLET

MAP NUM: MKT AREA: 01

NEIGHBORHOOD/LOC: 1004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20020156	REPAIR/RRF	3,000	01/31/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2228/0433	9/07/2018	MS U	I	11		0

GRANTOR: INTERNAL IMPROVEMENT
GRANTEE: HALL INVESTMENTS IN
2110/1057 3/16/2017 MS U I 11 100
GRANTOR: NASSAU DISTRIBUTION C
GRANTEE: HALL INVESTMENTS IN

BLD DATE	08/19/2021	KK	LGL DATE	
XF DATE	08/19/2021	KK	LAND DATE	08/19/2021 KK
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	OB/XF MKT VALUE	NOTES					
11	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	1	2001	2001	3	1		5					
12	0304	DOCK MD WD	0	0	0	0	3,592.00	SF	28.00	28.00	1	2000	2000	3	1	1,006						
13	0810	CONCRETE A	0	0	8	10	80.00	SF	6.50	6.50	1	1995	1995	3	1		5					
14	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	1	1995	1995	3	1		14					
15	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	1	1995	1995	3	1		31					
16	0430	CL FNC 6B	0	0	0	0	117.00	LF	9.70	9.70	1	1998	1998	3	1		11					
17	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	1	1998	1998	3	1		3					
18	0430	CL FNC 6B	0	0	0	0	30.00	LF	9.70	9.70	1	1999	1999	3	1		3					
19	0510	GARAGE WD-	0	0	30	14	420.00	SF	35.00	35.00	1	2002	2002	3	1		147					
TOTALS																	1,225					

BUILDING NOTES

BUILDING DIMENSIONS

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	