



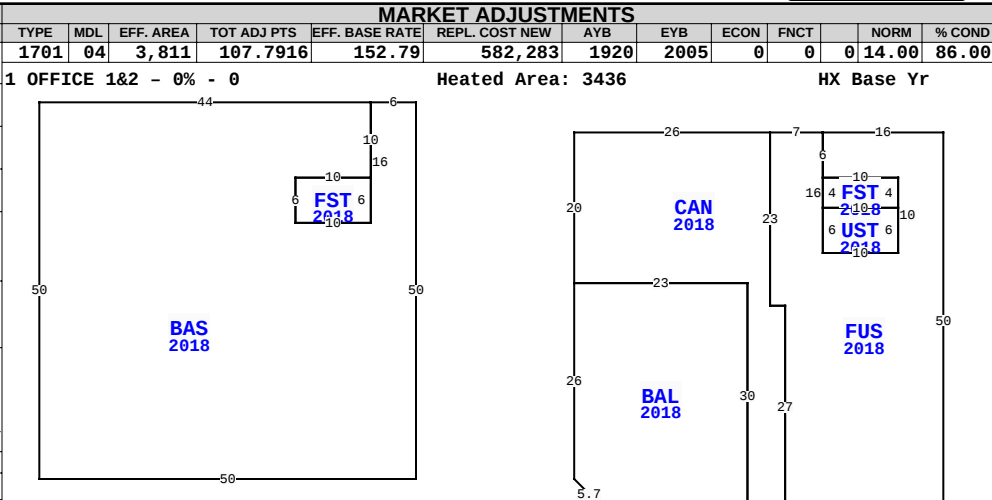
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 60
Exterior Wall	16 WD FR STUC 40
Roof Structure	13 P-STRESS C 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floor	03 CONC FINSH 70
Interior Floor	11 CLAY TILE 30
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	12 100
Frame	03 MASONRY 100
Story Height	13 100
RMS	9 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 OWNER OCC 100
Quality	03 Quality Level 03
DOR CODE	1700OFFICE BUILDINGS
MAP NUM	
MKT AREA	01
NEIGHBORHOOD/LOC	1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	682	15	102	13,403
BAS	2,440	100	2,440	320,615
CAN	664	30	199	26,148
FST	40	50	20	2,628
FST	60	50	30	3,942
FUS	996	100	996	130,874
UST	60	40	24	3,154
TOTALS	4,942		3,811	500,763

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	696.00	SF	10.00	10.00	
2	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	
3	0410	ELEVATOR	0	0	0	0	1.00	UT	40,000.00	40,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001700	C	1STORY OFF	0		C-3	50.00	50.00	2,500.00	SF	

REVIEW DATE	02/19/2019	BY	KK
-------------	------------	----	----



BLD DATE	02/19/2019	KK	LGL DATE	
XF DATE	02/19/2019	KK	LAND DATE	04/24/2019
INC DATE			AG DATE	

TOTAL OB/XF											
47,079											

TOTAL OB/XF											
47,079											

Total Acres:	0.00	Total Land Value:	137,500	Market:	0	Agricultural:	0	Common:	137,500
--------------	------	-------------------	---------	---------	---	---------------	---	---------	---------

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			500,763
TOTAL MARKET OB/XF VALUE			47,079
TOTAL LAND VALUE - MARKET			137,500
TOTAL MARKET VALUE			685,342
SOH/AGL Deduction			95,601
ASSESSED VALUE			589,741
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			589,741
TOTAL JUST VALUE			685,342
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			692,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172459	REPAIR/RRF	18,340	08/10/2017
20172261	REMODEL	895	07/24/2017
20170855	ADDITION - REMODE	427,200	03/23/2017
20021975	REPAIR/RRF	6,000	11/19/2002
7072	REPAIR/RRF	2,000	05/27/1992
7067	REPAIR/RRF	1,400	05/20/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2605/0012	11/28/2022	WD U	I	I	11
GRANTOR: I P HOLDINGS GROUP LL					
GRANTEE: I P HOLDINGS GROUP					
2107/0193	3/15/2017	SW U	I	I	11
GRANTOR: SCHAFFER JAMES & JENN					
GRANTEE: I P HOLDINGS GROUP					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FST=[YR=2018] W10 S6 E10 N6\$ BAS=[YR=2018] N10 W44 S50 E50 N50 W6 S16 W10 N6 E10\$ PTR= E60 FST=[YR=2018] E10 S4 UST=[YR=2018] S6 W10 N6 E10\$ W10 N4\$ FUS=[YR=2018] N6 E16 S50 W21 CAN=[YR=2018] W5 BAL=[YR=2018] W19 U4 L4 N26 E23 S30\$ N30 W23 N20 E26 S23 E2 S27\$ N27 W2 N23 E7 S16 E10 N10 W10\$ W60\$.											