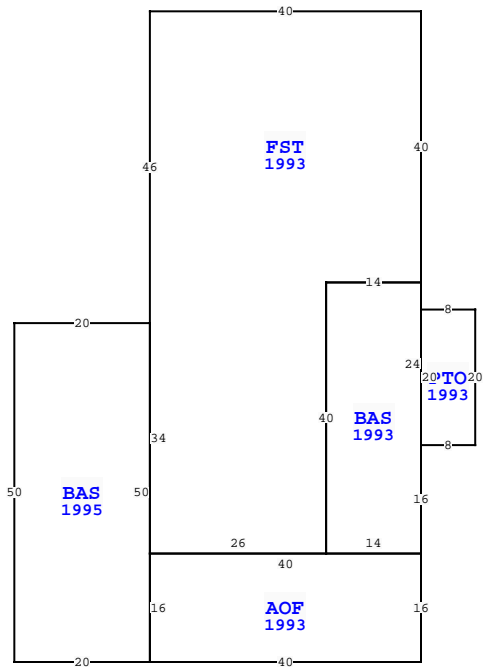


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	15	CONC BLOCK	60	
Exterior Wall	17	CB STUCCO	40	
Roof Structure	04	WOOD TRUSS	100	
Roof Cover	04	BUILT-UP	100	
Interior Wall	05	DRYWALL	70	
Interior Wall	01	MINIMUM	30	
Interior Floor	14	CARPET	60	
Interior Floor	03	CONC FINSH	40	
Ceiling	03	PART.FIN.	100	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Fixtures		5	100	
Frame	03	MASONRY	100	
Story Height		9	100	
RMS		5	100	
Stories	1.	1.	100	
Units		0	100	
BUD8 Adjustme	02	DIST FB	100	
Quality	08	Quality	Level 03	
DOR CODE		1100	STORES, 1 STORY	
MAP NUM			MKT AREA 01	
NEIGHBORHOOD/LOC		1095.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	640	100	640	39,399
BAS	560	100	560	34,474
BAS	1,000	100	1,000	61,560
FST	2,640	50	1,320	81,259
PTO	160	5	8	493
TOTALS	5,000		3,528	217,184

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	RETAILSTOR	- 0%	- 0								
Heated Area: 2200						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		217,184	
TOTAL MARKET OB/XF VALUE		13,647	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		580,831	
SOH/AGL Deduction		178,639	
ASSESSED VALUE		402,192	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		402,192	
TOTAL JUST VALUE		580,831	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		587,578	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200047	ROOF	0	12/22/2020
20161777	SIGN	300	06/28/2016
20121947	REPAIR/RRF	2,000	09/24/2012
20121947	REPAIR/RRF	2,000	09/24/2012
B9610130	REPAIR/RRF	6,600	11/12/1996
B958844	ADDITION	25,000	02/07/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2515/0287	11/17/2021	WD	Q	I	05	645,000
GRANTOR: AA SCHREIBER CORP						
GRANTEE: STEWART MONTIETH H						
1931/0550	7/28/2014	WD	Q	I	05	400,000
GRANTOR: WATSON JACK F & WANDA						
GRANTEE: AA SCHREIBER CORP						

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	1,600.00	SF	4.00	4.00	100	1993	1993	3	66	4,224	
2	0431	CL FNC 8B	0	0	0	89.00	LF	12.50	12.50	100	1980	1980	3	20	223	
3	0811	CONCRETE B	0	0	0	664.00	SF	5.20	5.20	100	1995	1995	3	70	2,417	
4	0465	FNC GT 15'	0	0	0	1.00	UT	562.50	562.50	100	1980	1980	3	20	113	
5	0978	SECURTY LT	0	0	0	2.00	UT	450.00	450.00	100	1995	1995	3	39	351	
6	0971	ST LGHT OV	0	0	0	1.00	UT	1,555.00	1,555.00	100	1980	1980	3	20	311	
7	6001	ROLLUP DR	0	0	0	2.00	UT	400.00	400.00	100	1995	1995	3	20	160	
8	0443	STK FNC 6'	0	0	0	106.00	LF	10.00	10.00	100	2001	2001	3	20	212	
9	0648	LIGHTS-AV	0	0	0	4.00	UT	140.00	140.00	100	2001	2001	3	20	112	
10	0649	LIGHTS-GD	0	0	0	1.00	SF	225.00	225.00	100	2001	2001	3	20	45	

TOTAL OB/XF												8,168												
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
1	001100	C	STORE 1FLR	0	0003	MU-8	100.00	100.00	5,000.00	SF		1.00	1.00	1.00	30.00	30.00	150,000							
2	001100	C	STORE 1FLR	0		MU-8	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	40.00	40.00	200,000							

BUILDING NOTES											
BUILDING DIMENSIONS											
FST=[YR=1993] W40 S46 BAS=[YR=1995] W20 S50 E20											
AOF=[YR=1993] E40 N16 BAS=[YR=1993] N16 PTO=[YR=1993] E8											
N20 W8 S20 \$ N24 W14 S40 E14 \$ W40 S16 \$ N50 \$ S34 E26 N40											
E14 N40 \$.											

REVIEW DATE 03/28/2022 BY DCA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/06/2024 BY SYS																								
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