



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	15	CONC BLOCK 100		
Roof Structur	04	WOOD TRUSS 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	03	CONC FINSH 100		
Ceiling	01	FIN.SUSPD 100		
Air Condition	02	WINDOW 100		
Heating Type	03	FORCED AIR 100		
Fixtures		3 100		
Frame	03	MASONRY 100		
Story Height		9 100		
RMS		3 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	1100	STORES, 1 STORY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1009.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	578	100	578	18,097
BAS	154	100	154	4,822
PTO	30	5	2	63
PTO	70	5	4	125
TOTALS	832		738	23,107

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	% COND
1101	04	738	87.8850	125.24	92,427	1969	1969	0	0	25	50.00
1 RETAILSTOR - 0% - 0											
Heated Area: 732 HX Base Yr											
BLD DATE	06/11/2021	KK	LGL DATE	06/11/2021	KK						
XF DATE	06/11/2021	KK	LAND DATE	06/11/2021	KK						
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		23,107	
TOTAL MARKET OB/XF VALUE		435	
TOTAL LAND VALUE - MARKET		92,645	
TOTAL MARKET VALUE		116,187	
SOH/AGL Deduction		39,274	
ASSESSED VALUE		76,913	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		76,913	
TOTAL JUST VALUE		116,187	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		116,850	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122085	ELEC OTHER	200	10/09/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

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

BUILDING DIMENSIONS						
BAS=[YR=1993] W14 N11 W24 S20 PTO=[YR=1994] S3 E10 N3W10\$ E24 PTO=[YR=1994] S3 E14 N5 W14 S2 \$ N2 E14 N7\$ BAS=[YR=1994] N11 W14 S11E14 \$.						

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
1	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	100	1990	1990	3	28

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
1	001100	C	STORE 1FLR	0	0006	MU-8	50.00	100.00	5,294.00	SF		1.00	1.00	1.00	17.50	17.50	92,645		