



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	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8900 MUNICIPAL	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	600	100
TOTALS	600	600

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
8600	04	600	68.0400	16.33	9,798	1980	1980	0	0	0	50.00	50.00
1 BARNS - 0% - 0 Heated Area: 600 HX Base Yr												
BAS 1993												
TOTALS 600 600 4,899												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			4,899
TOTAL MARKET OB/XF VALUE			44,406
TOTAL LAND VALUE - MARKET			157,149
TOTAL MARKET VALUE			206,454
SOH/AGL Deduction			23,987
ASSESSED VALUE			182,467
TOTAL EXEMPTION VALUE			04 182,467
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			206,454
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			207,900
SALES DATA			
OFF RECORD Number	DATE	TYPE INST Q U	SALE PRICE
BUILDING NOTES			
BUILDING DIMENSIONS			

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
1	0424	CL FNC 6'	0	0	0	1,290.00	LF	20.00	20.00	100	1980	1980
2	0425	CL FNC 8'	0	0	0	100.00	LF	10.65	10.65	100	1980	1980
3	0426	CL FNC 12'	0	0	0	54.00	LF	15.60	15.60	100	1980	1980
4	0812	CONCRETE C	0	0	0	1,880.00	SF	4.00	4.00	100	1985	1985
5	0811	CONCRETE B	0	0	0	900.00	SF	5.20	5.20	100	1995	1995
6	0431	CL FNC 8B	0	0	0	336.00	LF	37.50	37.50	100	2001	2001
7	0463	FENCE GATE	0	0	0	2.00	UT	600.00	600.00	100	2001	2001
8	0422	CL FNC 4'	0	0	0	282.00	LF	15.00	15.00	100	2003	2003
9	0402	CONC BUMPE	0	0	0	15.00	UT	25.00	25.00	100	2003	2003
10	0812	CONCRETE C	0	0	0	2,637.00	SF	4.00	4.00	100	2003	2003

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT
1	008900	C	MUNICIPAL	0	0006	R-3	459.00	420.00	459.50	FF	4	1.14
TOTAL OB/XF 31,602												
REVIEW DATE 12/21/2022 BY HS												



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
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DOR CODE		8900		MUNICIPAL																													
MAP NUM				MKT AREA																06													
NEIGHBORHOOD/LOC		6001		.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													