



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	25	MOD METAL 20
Roof Structure	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures	11	100
Frame	03	MASONRY 100
Story Height		18 100
RMS		8 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 06

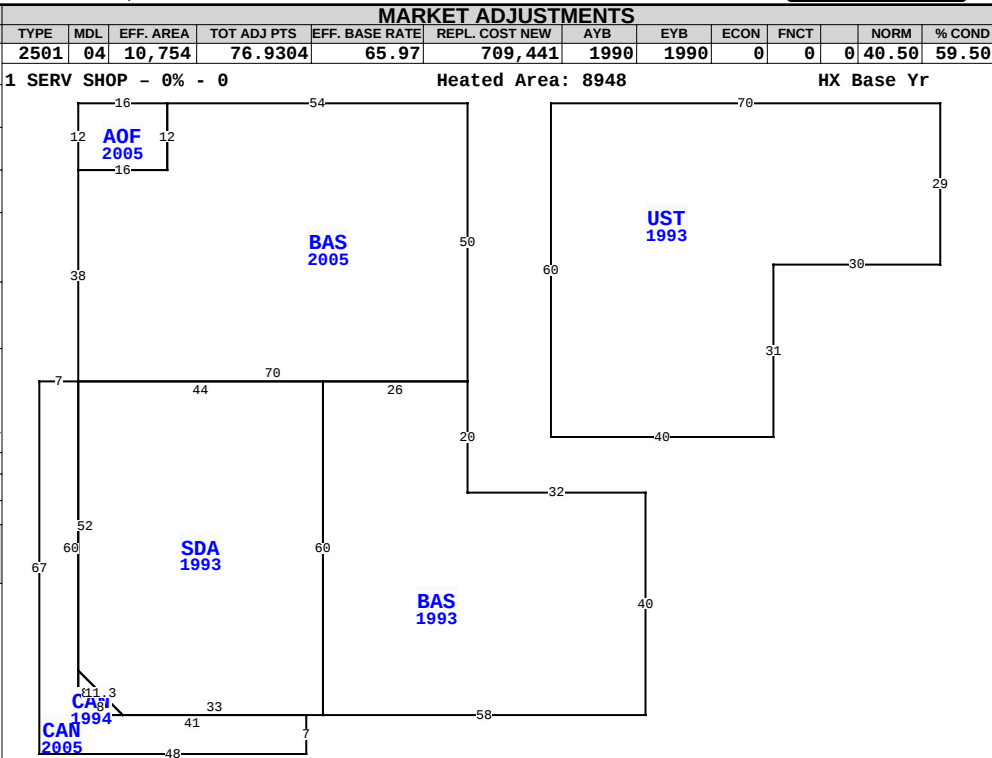
NEIGHBORHOOD/LOC	6002.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	192	100	192	7,536
BAS	2,840	100	2,840	111,476
BAS	3,308	100	3,308	129,846
CAN	32	30	10	393
CAN	756	30	227	8,910
SDA	2,608	110	2,869	112,614
UST	3,270	40	1,308	51,342

TOTALS	13,006		10,754	422,117
--------	--------	--	--------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	12,813.00	SF	4.00	4.00	100	1990
2	0812	CONCRETE C	0	0	0	2,606.00	SF	4.00	4.00	100	2001
4	4950	BOLLARD	0	0	0	6.00	UT	100.00	100.00	100	1990
5	0505	FLAGPOLE A	0	0	0	37.00	LF	50.00	50.00	100	1990
6	0424	CL FNC 6'	0	0	0	182.00	LF	20.00	20.00	100	1990
7	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	1990

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002500	C	SRVC SHOPS	0	0004	C-1	0.00	0.00	39,370.00	SF	1.00



BLD DATE	07/12/2021	KK	LGL DATE	
XF DATE	07/12/2021	KK	LAND DATE	07/12/2021
INC DATE			AG DATE	

TOTAL OB/XF											
40,868											

TOTAL OB/XF											
40,868											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		422,117	
TOTAL MARKET OB/XF VALUE		40,868	
TOTAL LAND VALUE - MARKET		118,110	
TOTAL MARKET VALUE		581,095	
SOH/AGL Deduction		67,778	
ASSESSED VALUE		513,317	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		513,317	
TOTAL JUST VALUE		581,095	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		613,962	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0590/0524	2/09/1990	WD	Q	V	
GRANTOR: MEAGHER SHIRLEY O					SALE PRICE
GRANTEE: FRANKLIN CARROLL &					
0146/0200	1/01/1973	WD	Q	I	
GRANTOR:					12,400
GRANTEE:					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2005] W54 AOF=[YR=2005] W16 S12 E16 N12 \$ S12 W16 S38 CAN=[YR=2005] W7 S67 E48 N7 SDA=[YR=1993] E3 BAS=[YR=1993] E58 N40 W32 N20 W26 S60\$ N60 W44 S52 CAN=[YR=1994] S8 E8 U8 L8 \$ R8 D8 E33\$ W41 N60\$ E70 N50\$ PTR= E15 UST=[YR=1993] E70 S29 W30 S31 W40 N60\$ W15\$.											