BLOCK 15 PT OF LOTS 3 & 4
IN OR 1919/1567
ESMT IN OR 378/333

MASLOW ROBERT C/MASLOW MICHELE
2380 EARLS CT
LOS ANGELES, CA 90077

2024

08-3N-24-2380-0015-0041

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

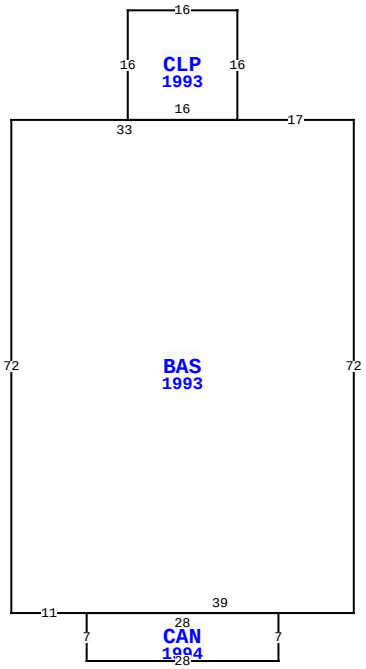
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,600	100	3,600	434,927
CAN	196	30	59	7,128
CLP	256	30	77	9,302
TOTALS	4,052		3,736	451,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	3,736	91.4898	156.90	586,178	1982	1982	0	0	0	23.00	77.00

1 GOVT BLDG – 0% - 0 Heated Area: 3600 HX Base Yr



551835 US HWY 1, HILLIARD

BLD DATE	12/03/2019	KKA	LGL DATE	
XF DATE	12/03/2019	KKA	LAND DATE	12/03/2019 KKA
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	451,357
TOTAL MARKET OB/XF VALUE	27,380
TOTAL LAND VALUE - MARKET	115,860
TOTAL MARKET VALUE	594,597
SOH/AGL Deduction	188,380
ASSESSED VALUE	406,217
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	406,217
TOTAL JUST VALUE	594,597
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	610,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1919/1567	5/01/2014	WD	U	I	11	100
GRANTOR: MASLOW ROBERT C & MIC						
GRANTEE: MASLOW ROBERT C & M						
1794/0718	5/18/2012	WD	U	I	40	405,000
GRANTOR: MRCK LIMITED PARTNERS						
GRANTEE: MASLOW ROBERT C & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 CLP=[YR=1993] N16 W16 S16 E16 $ W33 S72 E11
CAN=[YR=1994] S7 E28 N7 W28 $ E39 N72 $.

EXTRA FEATURES

LN	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	0803	ASPHALT C	0	0	0	0	17,283.00	SF	2.00	2.00	100	1983	1983	3	50	17,283	
2	0402	CONC BUMPE	0	0	0	0	34.00	UT	25.00	25.00	100	1983	1983	3	54	459	
3	0812	CONCRETE C	0	0	8	157	1,256.00	SF	4.00	4.00	100	1983	1983	3	41	2,060	
4	0811	CONCRETE B	0	0	86	6	516.00	SF	5.20	5.20	100	1983	1983	3	41	1,100	
5	0811	CONCRETE B	0	0	16	4	64.00	SF	5.20	5.20	100	1983	1983	3	41	136	
6	0811	CONCRETE B	0	0	0	0	35.00	SF	5.20	5.20	100	1983	1983	3	41	75	
7	0462	ST/AL FNC	0	0	29	0	98.00	SF	10.00	10.00	100	1983	1983	3	20	196	
8	0505	FLAGPOLE A	0	0	0	0	28.00	LF	50.00	50.00	100	1983	1983	3	20	280	
9	1089	HYDRL RAMP	0	0	0	0	1.00	UT	5,500.00	5,500.00	100	1983	1983	3	50	2,750	
10	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1983	1983	3	21	327	

TOTAL OB/XF 24,666

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001700	C	1STORY OFF	0	0004	C-1	-170.00	220.00	38,620.00	SF		1.00	1.00	1.00	3.00	3.00	115,860							

REVIEW DATE 12/03/2019 BY KKA Total Acres: 0.00 Total Land Value: 115,860 Market: 0 Agricultural: 0 Common: 115,860 PRINTED 08/06/2024 BY SYS

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TOTALS				

MARKET ADJUSTMENTS

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EXTRA FEATURES

LN	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
11	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1983	1983	3	21	105	
12	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	1983	1983	3	100	300	
13	0400	CONC CURB	0	0	285	0	285.00	LF	15.00	15.00	100	1983	1983	3	54	2,309	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 2,714

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/03/2019 BY KKA Total Acres: 0.00 Total Land Value: 115,860 Market: 0 Agricultural: 0 Common: 115,860 PRINTED 08/06/2024 BY SYS