



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	15	CONC BLOCK 40
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floor	07	CORK/VTILE 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	6	100
Frame	03	MASONRY 100
Story Height	13	100
RMS	3	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100

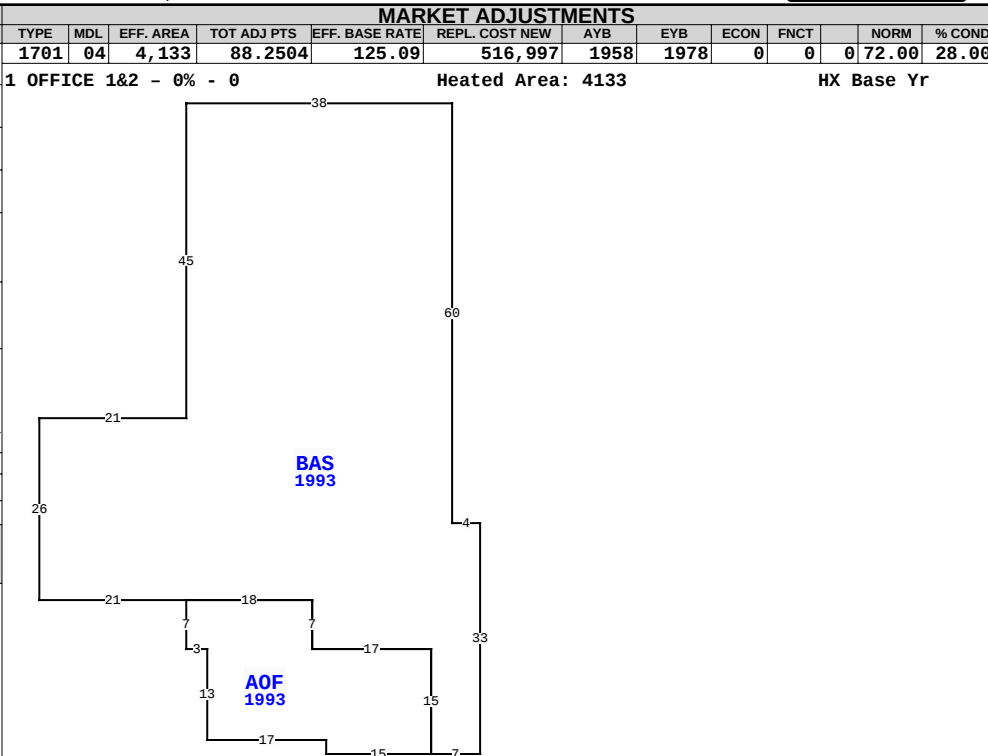
Quality 03 Quality Level 03

DOR CODE 9100UTILITIES

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	572	100	572	20,034
BAS	3,561	100	3,561	124,725



TOTALS 4,133 4,133 144,759

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	0422	CL FNC 4'	0	0	0	0	379.00	LF	15.00	15.00	100	1990	1990	3	27	1,535	
2	0430	CL FNC 6B	0	0	0	0	71.00	LF	9.70	9.70	100	1990	1990	3	27	186	
3	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	1990	1990	3	27	243	
4	0803	ASPHALT C	0	0	0	0	14,313.00	SF	2.00	2.00	100	1985	1985	3	50	14,313	
5	0810	CONCRETE A	0	0	0	0	201.00	SF	6.50	6.50	100	1970	1970	3	21	274	
6	0402	CONC BUMPE	0	0	0	0	21.00	UT	25.00	25.00	100	2000	2000	3	84	441	
7	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2000	2000	3	52	702	
8	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	2000	2000	3	52	809	

LAND DESCRIPTION

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	DENSITY	DECL	FRZ	YR	CONSRV
1	009100	C	UTILITY	0		C-1	-120.00	80.00	32,700.00	SF		1.00	1.00	1.00	3.00	3.00	98,100							

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		144,759
TOTAL MARKET OB/XF VALUE		18,503
TOTAL LAND VALUE - MARKET		98,100
TOTAL MARKET VALUE		261,362
SOH/AGL Deduction		39,314
ASSESSED VALUE		222,048
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		222,048
TOTAL JUST VALUE		261,362
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11-137	ADDITION	5,000	11/07/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2012/1487	8/20/2015	SW	U	I	20	100

GRANTOR: WINDSTREAM FLORIDA LL

GRANTEE: CSL FLORIDA SYSTEM

1986/0960 4/24/2015 SW U I 98 339,042

GRANTOR: WINDSTREAM FLORIDA LL

GRANTEE: CSL FLORIDA SYSTEM

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[YR=1993] W4 N60 W38 S45 W21 S26 E21 AOF=[YR=1993] S7 E3 S13 E17 S2 E15 N15 W17 N7 W18\$ E18 S7 E17 S15 E7 N33\$.	