



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LVT/LAMNT 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	12	100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		16 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	1,658	86,033
FOP	88	30	26	1,349
FOP	216	30	65	3,373
FUS	1,116	100	1,116	57,909
UOP	208	20	42	2,179
TOTALS	3,286		2,907	150,843

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0803	ASPHALT C	0	0	0	5,457.00	SF	2.00	2.00
2	0810	CONCRETE A	0	0	0	48.00	SF	6.50	6.50
3	0820	WOOD WALK	0	0	0	201.00	SF	11.75	11.75
4	0971	ST LGHT OV	0	0	0	1.00	UT	1,555.00	1,555.00
5	0972	ST LGHT UN	0	0	0	1.00	UT	2,530.00	2,530.00
6	0446	BOX FNC 6'	0	0	0	24.00	LF	20.00	20.00
7	0402	CONC BUMPE	0	0	0	14.00	UT	25.00	25.00
8	0940	SHEDS/PORT	0	0	10	100.00	SF	30.00	30.00
9	0422	CL FNC 4'	0	0	0	83.00	LF	15.00	15.00
10	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001700	C	1STORY OFF	0	0006	CN	168.00	100.00	21,680.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
1701	04	2,907	93.8600	133.05	386,776	1992	1992	0	0
1 OFFICE 1&2 - 0% - 0 Heated Area: 2774 HX Base Yr									
BLD DATE 03/22/2019 KK LGL DATE 03/22/2019 KK XF DATE 03/22/2019 KK LAND DATE 03/22/2019 KK INC DATE AG DATE									

TOTAL OB/XF									
9,249									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001700	C	1STORY OFF	0	0006	CN	168.00	100.00	21,680.00

NASSAU COUNTY PROPERTY					PAGE 1 of 1		8
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 8				Tax Dist:			
BUILDING MARKET VALUE				150,843			
TOTAL MARKET OB/XF VALUE				9,249			
TOTAL LAND VALUE - MARKET				216,800			
TOTAL MARKET VALUE				376,892			
SOH/AGL Deduction				0			
ASSESSED VALUE				376,892			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				376,892			
TOTAL JUST VALUE				376,892			
NCON VALUE				0			
INCOME VALUE				12			
PREVIOUS YEAR MKT VALUE				385,098			
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