

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

02

CONC BLOCK 100
SHED 100

15

Roof Cover

04

BUILT-UP 100

Interior Wall

01

MINIMUM 80

Interior Wall

04

PLYWOOD 20

Interior Floo

03

CONC FINSH 80

Interior Floo

07

CORK/VTILE 20

Ceiling

02

F.NOT SUS 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Fixtures

7

100

Frame

03

MASONRY 100

Story Height

9

100

RMS

2

100

Stories

1.

1. 100

Units

0

100

BUD8 Adjustme

04

DIST 01 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

1100

STORES, 1 STORY

MAP NUM

MKT AREA

09

NEIGHBORHOOD/LOC

9002.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

98

100

98

5,349

BAS

660

100

660

36,023

CAN

105

30

32

1,747

CAN

270

30

81

4,421

SFB

2,250

80

1,800

98,244

TOTALS

3,383

2,671

145,783

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ

REPL. COST NEWAYB

EYBECONFNCT

% COND% COND

110104

2,671

76.6022

109.16

291,566

1948

1970

0

0

50.00

50.00

1

RETAILSTOR - 0%

- 2023

Heated Area: 2558

HX Base Yr

33

7

11

14

35

3

42

2

16

18

15

21

22

30

6

45

45

30

9

16

40

6

SFB

1994

BAS

1993

CAN

1994

BAS

1993

NASSAU COUNTY PROPERTY

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4

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

145,783

TOTAL MARKET OB/XF VALUE

12,839

TOTAL LAND VALUE - MARKET

33,000

TOTAL MARKET VALUE

191,622

SOH/AGL Deduction

0

ASSESSED VALUE

191,622

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

191,622

TOTAL JUST VALUE

191,622

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

180,819

PERMIT NUM

DESCRIPTION

AMT

ISSUED

6264

REPAIR/RRF

8,000

02/02/1990

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2584/0087

8/15/2022

QC

U

I

11

100

GRANTOR: VANZANT JOHN KEVIN

GRANTEE: VANZANT JOHN KEVIN

1807/0465

6/26/2012

QC

U

I

11

12,200

GRANTOR: VANZANT SHARON RENAE

GRANTEE: VANZANT JOHN KEVIN

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1994] W16N2CAN=[YR=1994] N3W35 BAS=[YR=1993] N11 W7 S14 E7 N3\$ S3 E35\$ W42 N14 W33 S40 CAN=[YR=1994] S6 E45 BAS=[YR=1993] S1 E30 N22 W30 S21\$ N6 W45\$ E45 N15 E30 S9 E16 N18\$.

LAND DESCRIPTION

TOTAL OB/XF

12,839

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

001100

C

STORE 1FLR

0

0004

CG

44,000.00

SF

1.00

1.00

1.00

0.75

0.75

33,000

REVIEW DATE

08/30/2022

BY

WWA

Total Acres: 1.01

Total Land Value: 33,000

Market: 0

Agricultural: 0

Common: 33,000

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