



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL	90
Exterior Wall	28	GLASS THRM	10
Roof Structure	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	07	CORK/VTILE	50
Interior Floor	14	CARPET	50
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Plumbing		11	100
Frame	05	STEEL	100
Story Height		9	100
RMS		15	100
Stories	2.	2.	100
Class	00	.	100
Units		0	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
BAS	3,840	100	3,840
CAN	100	30	30
GOF	2,560	210	5,376
GOF	2,560	210	5,376
UCP	1,600	40	640
TOTALS	10,660		15,262

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4807	06	15,262	100.2240	45.85	699,763	2019	2019	0	0	14.00	86.00

1 PREFAB MTL - 0% - 2023 Heated Area: 8960 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		601,796	
TOTAL MARKET OB/XF VALUE		90,729	
TOTAL LAND VALUE - MARKET		49,005	
TOTAL MARKET VALUE		741,530	
SOH/AGL Deduction		0	
ASSESSED VALUE		741,530	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		741,530	
TOTAL JUST VALUE		741,530	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		769,948	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170211	OFFICE/SHOP	502,375	12/13/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2530/0311	1/12/2022	WD Q	Q	I	01	985,000
GRANTOR: AXIS MANAGEMENT INC						
GRANTEE: FLORIDA INFRASTRUCT						
2203/1621	6/14/2018	WD U	V	11		100
GRANTOR: MICHAEL FRANKLIN CONT						
GRANTEE: AXIS MANAGEMENT INC						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0803	ASPHALT C	0	0	0	0	28,516.00	SF	2.00	2.00	100
2	0424	CL FNC 6'	0	0	0	0	765.00	LF	20.00	20.00	100
3	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100
4	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100
5	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100
6	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100
7	0400	CONC CURB	0	0	0	0	628.00	LF	15.00	15.00	100
8	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100
9	0810	CONCRETE A	0	0	0	0	616.00	SF	6.50	6.50	100
10	0098	AWNING MTL	0	0	24	4	96.00	SF	13.00	13.00	100

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
							87,052				

BUILDING NOTES											
UCP=[YR=2019] W80 S20 BAS=[YR=2019] S80 E48 GOF=[YR=2019] E32 N27 CAN=[YR=2019] E4 N25 W4 S25\$ N53 W32 S80\$ N80 W48\$ E80 N20\$ PTR=E20 GOF=[YR=2019] E32 S80 W32 N80\$ W20\$.											

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	001700	C	1STORY OFF	0		M-1	0.00	0.00	65,340.00	SF	1.00

UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0.75	0.75	49,005							

