

[illegible]

BUILDING CHARACTERISTICS

ELEMENT	CD			
Exterior Wall	25	MOD METAL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	01	MINIMUM 100		
Interior Floo	03	CONC FINSH 100		
Ceiling	04	NONE 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Plumbing		0 100		
Frame	05	STEEL 100		
Story Height		19 100		
RMS		0 100		
Stories	1.	1. 100		
Class	00	. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	8200	FOREST, PARKS, REC		
MAP NUM		MKT AREA 09		
NEIGHBORHOOD/LOC	9001	00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,550	100	2,550	71,705
UCP	3,700	40	1,480	41,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	4,030	84.2025	38.52	155,236	2001	2001	0	0	0	27.00	73.00

3 STOR WAREH - 0% - 0
Heated Area: 2550
HX Base Yr

BAS
2001

UCP
2001

NASSAU COUNTY PROPERTY

PAGE 3 of 3

6

VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		808,057	
TOTAL MARKET OB/XF VALUE		56,427	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		1,214,484	
SOH/AGL Deduction		116,331	
ASSESSED VALUE		1,098,153	
TOTAL EXEMPTION VALUE		07	1,098,153
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		1,214,484	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,246,675	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
-------------------	------	-----------	-----	-----	--------	------------

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2001] W74 BAS=[YR=2001] W51 S50 E51 N50\$ S50 E74 N50\$.

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
-----	------------	-------------	-----	-----	---	---	-------	----	-------	----------------	-----------	---------	-------------	---	--------	-----------------	-------

LAND DESCRIPTION

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
-----	----------	-----	----------------------	-----	-----	----------	-------	-------	-------------	-----------	-----	-----------	--------	---------	------------	----------------	------------	-----------------------------	------	---------	------	-----	----	--------

TOTAL OB/XF

0

REVIEW DATE

02/01/2024

BY

KBA

Total Acres: 70.00

Total Land Value: 350,000

Market: 0

Agricultural: 0

Common: 350,000

PRINTED 08/06/2024 BY SYS