

REVIEW DATE 02/11/2021 BY KK Total Acres: 0.00 Total Land Value: 1,105,845 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	25	MOD METAL 70		
Exterior Wall	20	FACE BRICK 30		
Roof Structure	10	STEEL FRME 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 60		
Interior Floor	11	CLAY TILE 40		
Ceiling	01	FIN.SUSPD 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Fixtures		49 100		
Frame	05	STEEL 100		
Story Height		12 100		
RMS		19 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	01	DIST CA 100		
Occupancy	00	NONE 100		
Quality	02	Quality Level 02		
DOR CODE	1600	COMMUNITY SHOPPING		
MAP NUM		MKT AREA		07
NEIGHBORHOOD/LOC	7002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	11,784	100	11,784	459,706
CAN	400	30	120	4,681
CAN	1,200	30	360	14,044
USP	420	40	168	6,554
TOTALS	13,804		12,432	484,985

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1601	04	12,432	97.9902	111.46	1,385,671	1986	1992	0	0	15	50.00	35.00
2 COMNTYSHOP - 0% - 0												
Heated Area: 11784												
HX Base Yr												
TOTALS	13,804		12,432	484,985								

NASSAU COUNTY PROPERTY							1
PAGE 2 of 4							
VALUATION SUMMARY							
VALUATION BY				DIRECT_CAP			
Tax Group: 1				Tax Dist:			
BUILDING MARKET VALUE				4,423,381			
TOTAL MARKET OB/XF VALUE				0			
TOTAL LAND VALUE - MARKET				0			
TOTAL MARKET VALUE				5,529,226			
SOH/AGL Deduction				0			
ASSESSED VALUE				5,529,226			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				5,529,226			
TOTAL JUST VALUE				5,529,226			
NCON VALUE				0			
INCOME VALUE				5,529,226			
PREVIOUS YEAR MKT VALUE				5,529,226			



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY																
Exterior Wall	25	MOD METAL 80		1601	04	9,306	92.3735	105.07	977,781	1983	1992	0	0	15	50.00	35.00	VALUATION BY					DIRECT_CAP											
Exterior Wall	20	FACE BRICK 20		3 COMNTYSHOP - 0% - 0										Heated Area: 9108					HX Base Yr					Tax Group: 1					Tax Dist:				
Roof Structure	10	STEEL FRME 100		66 138 BAS 2012 138 66 FOP 1983 10															BUILDING MARKET VALUE					4,423,381									
Roof Cover	12	MODULAR MT 100																	TOTAL MARKET OB/XF VALUE					0									
Interior Wall	05	DRYWALL 100																	TOTAL LAND VALUE - MARKET					0									
Interior Floor	07	CORK/VTILE 100																	TOTAL MARKET VALUE					5,529,226									
Ceiling	01	FIN.SUSPD 100																	SOH/AGL Deduction					0									
Air Condition	04	ROOF TOP 100																	ASSESSED VALUE					5,529,226									
Heating Type	04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE					0									
Fixtures	7	100																	BASE TAXABLE VALUE					5,529,226									
Frame	05	STEEL 100																	TOTAL JUST VALUE					5,529,226									
Story Height		17 100																	NCON VALUE					0									
RMS		5 100																	INCOME VALUE					5,529,226									
Stories	1.	1. 100																	PREVIOUS YEAR MKT VALUE					5,529,226									
Units		0 100																															
BUD8 Adjustme	01	DIST CA 100																															
Occupancy	00	NONE 100																															
Quality	02	Quality Level 02																															
DOR CODE	1600	COMMUNITY SHOPPING																															
MAP NUM		MKT AREA		07																													
NEIGHBORHOOD/LOC	7002.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	9,108	100	9,108	334,942																													
FOP	660	30	198	7,281																													
TOTALS	9,768		9,306	342,223																													
EXTRA FEATURES					450082 SR 200, CALLAHAN										BLD DATE 02/11/2021 XF DATE 02/11/2021 INC DATE					KK KK		LGL DATE LAND DATE AG DATE		02/11/2021 KK									
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																
21	0966	FIRE SPRNK	0	0	0	0	9,108.00	SF	3.00	3.00	1	1992	1992	3	1	273																	
22	0810	CONCRETE A	0	0	20	22	440.00	SF	6.50	6.50	1	1997	1997	3	1	29																	
23	0090	AUTO DOOR	0	0	0	0	2.00	UT	2,500.00	2,500.00	1	1992	1992	3	1	50																	
24	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	1	1992	1992	3	1	4																	
25	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	1	1992	1992	3	1	12																	
26	0966	FIRE SPRNK	0	0	0	0	32,321.00	SF	3.00	3.00	1	1992	1992	3	1	970																	
27	0966	FIRE SPRNK	0	0	0	0	11,784.00	SF	3.00	3.00	1	1992	1992	3	1	354																	
																		</															

REVIEW DATE 02/11/2021 BY KK Total Acres: 0.00 Total Land Value: 1,105,845 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS