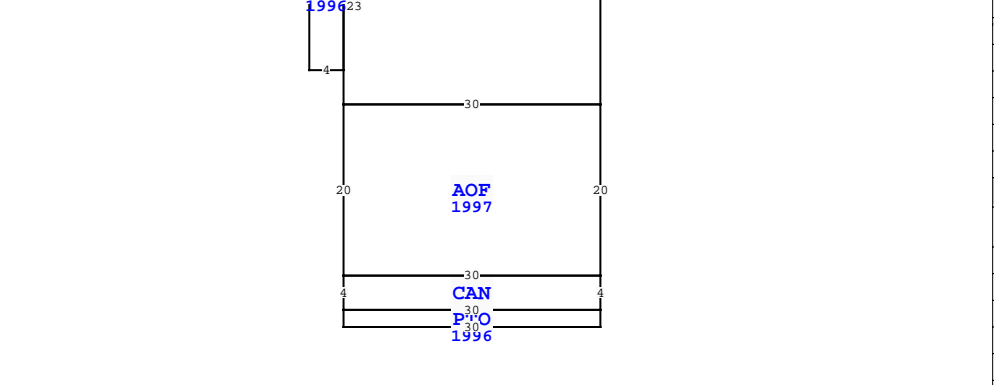




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	07 NONE 100
Interior Floo	03 CONC FINSH 100
Ceiling	04 NONE 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	13 100
Frame	05 STEEL 100
Story Height	12 100
RMS	4 100
Stories	1. 1. 100
Class	. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND		
2501	06	4,205	88.0032	75.46	317,309	1996	1996	0	0	40	28.00	40.00		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			DIRECT_CAP
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			173,422
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			173,422
SOH/AGL Deduction			0
ASSESSED VALUE			173,422
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			173,422
TOTAL JUST VALUE			173,422
NCON VALUE			0
INCOME VALUE			173,422
PREVIOUS YEAR MKT VALUE			173,422



Quality				
DOR CODE	REPAIR SERVICE			
03	Quality Level 03			
2500	REPAIR SERVICE			
MAP NUM	MKT AREA			
	07			
NEIGHBORHOOD/LOC 1290.100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	600	185	1,110	33,504
AOF	810	185	1,498	45,216
BAS	1,500	100	1,500	45,276
CAN	76	30	23	694
CAN	120	30	36	1,087
CAN	108	30	32	966
PTO	60	5	3	90
PTO	54	5	3	90
TOTALS	3,328		4,205	126,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1981	NEW CONSTR	1,200	06/25/1996
1984	NEW CONSTR	0	06/25/1996
1995	NEW CONSTR	1,500	06/25/1996
1970	NEW CONSTR	21,000	06/04/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2725/1693	7/18/2024	QC	U	I	11	100

GRANTOR: STRATTON HARRY O JR						
GRANTEE: STRATTON HARRY O LI						
0752/1815	2/29/1996	WD	U	V	06	100
GRANTOR: CONNER MAUDE H						
GRANTEE: STRATTON HARRY O JR						

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=1996] W30 AOF=[YR=2004] W30 CAN=[YR=2004] W4PTO=[YR=2013] W2S27E2N27S S27E4N27S27E30N27S27CAN=[YR=1996] W4 S19 E4 N19 S 23 AOF=[YR=1997] S20 CAN=[YR=1996] S4PTO=[YR=1996] S2E30N2 W30S E30N4W30S E30N20W30S E30N50 S.

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
1	0812	CONCRETE C	0	0	0	3,780.00	SF	4.00	4.00	20	1996	1996	3	20	3,024	
2	0402	CONC BUMPE	0	0	0	6.00	UT	25.00	25.00	20	1996	1996	3	20	30	
3	0430	CL FNC 6B	0	0	0	76.00	LF	9.70	9.70	20	2004	2004	3	20	147	
4	0463	FENCE GATE	0	0	0	3.00	UT	300.00	300.00	20	2004	2004	3	20	180	
5	0381	COOLER	0	0	10	18	SF	82.50	82.50	20	1990	1990	3	20	2,970	
6	0382	CHILLER	0	0	22	18	SF	92.50	92.50	20	1985	1985	3	20	7,326	
7	0819	CONC 12"	0	0	0	984.00	SF	9.50	9.50	20	1998	1998	3	20	1,870	
8	6001	ROLLUP DR	0	0	0	1.00	UT	400.00	400.00	20	1996	1996	3	20	80	
9	0443	STK FNC 6'	0	0	0	15.00	LF	10.00	10.00	20	2006	2006	3	20	30	
10	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	69	207	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002500	C	SRVC SHOPS	0		CH	0.00	0.00	31,623.00	SF		1.00	1.00	1.00	6.50	6.50	205,550							



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	NORM	% COND	PAGE 2 of 2 1																																																																																																																																																																																																																																		
																<table border="1"> <tr><th colspan="10">VALUATION BY</th><th>DIRECT_CAP</th></tr> <tr><td colspan="10">Tax Group: 1</td><td colspan="5">Tax Dist:</td><td></td></tr> <tr><td colspan="10">BUILDING MARKET VALUE</td><td colspan="5"></td><td>173,422</td></tr> <tr><td colspan="10">TOTAL MARKET OB/XF VALUE</td><td colspan="5"></td><td>0</td></tr> <tr><td colspan="10">TOTAL LAND VALUE - MARKET</td><td colspan="5"></td><td>0</td></tr> <tr><td colspan="10">TOTAL MARKET VALUE</td><td colspan="5"></td><td>173,422</td></tr> <tr><td colspan="10">SOH/AGL Deduction</td><td colspan="5"></td><td>0</td></tr> <tr><td colspan="10">ASSESSED VALUE</td><td colspan="5"></td><td>173,422</td></tr> <tr><td colspan="10">TOTAL EXEMPTION VALUE</td><td colspan="5"></td><td>0</td></tr> <tr><td colspan="10">BASE TAXABLE VALUE</td><td colspan="5"></td><td>173,422</td></tr> <tr><td colspan="10">TOTAL JUST VALUE</td><td colspan="5"></td><td>173,422</td></tr> <tr><td colspan="10">NCON VALUE</td><td colspan="5"></td><td>0</td></tr> <tr><td colspan="10">INCOME VALUE</td><td colspan="5"></td><td>173,422</td></tr> <tr><td colspan="10">PREVIOUS YEAR MKT VALUE</td><td colspan="5"></td><td>173,422</td></tr> </table>										VALUATION BY										DIRECT_CAP	Tax Group: 1										Tax Dist:						BUILDING MARKET VALUE															173,422	TOTAL MARKET OB/XF VALUE															0	TOTAL LAND VALUE - MARKET															0	TOTAL MARKET VALUE															173,422	SOH/AGL Deduction															0	ASSESSED VALUE															173,422	TOTAL EXEMPTION VALUE															0	BASE TAXABLE VALUE															173,422	TOTAL JUST VALUE															173,422	NCON VALUE															0	INCOME VALUE															173,422	PREVIOUS YEAR MKT VALUE															173,422
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11	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	20	2005	2005	3	20	311																																																																																																																																																																																																																																				
12	0097	AWNING CN	0	0	0	0	15.00	SF	65.00	65.00	20	2011	2011	3	20	195																																																																																																																																																																																																																																				
13	0810	CONCRETE A	0	0	8	8	64.00	SF	6.50	6.50	20	2014	2014	3	20	83																																																																																																																																																																																																																																				
14	0430	CL FNC 6B	0	0	0	0	402.00	LF	9.70	9.70	20	2014	2014	3	20	780																																																																																																																																																																																																																																				
15	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	20	2014	2014	3	20	113																																																																																																																																																																																																																																				
16	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	20	2014	2014	3	20	60																																																																																																																																																																																																																																				
17	0351	CARPORT MT	0	0	25	18	450.00	SF	5.90	5.90	20	2014	2014	3	20	531																																																																																																																																																																																																																																				
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REVIEW DATE 07/12/2021 BY KK Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/06/2024 BY SYS																																																																																																																																																																																																																																																				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2725/1693	7/18/2024	QC	U	I	11	100			
GRANTOR: STRATTON HARRY O JR									
GRANTEE: STRATTON HARRY O LI									
0752/1815	2/29/1996	WD	U	V	06	100			
GRANTOR: CONNER MAUDE H									
GRANTEE: STRATTON HARRY O JR									

BUILDING NOTES									

BUILDING DIMENSIONS									