



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																										
ELEMENT										CONSTRUCTION										VALUATION SUMMARY																																																										
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																																																	
																				<b>VALUATION BY</b> Tax Group: 1 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 138,664 <b>TOTAL MARKET VALUE</b> 138,664 <b>SOH/AGL Deduction</b> 44,283 <b>ASSESSED VALUE</b> 94,381 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 94,381 <b>TOTAL JUST VALUE</b> 138,664 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 138,664																																																										
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																																																										
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2363/0987</td> <td>5/22/2020</td> <td>WD Q</td> <td>V</td> <td></td> <td>01</td> <td>87,500</td> </tr> <tr> <td colspan="7">GRANTOR: PICKETT PAIGE &amp; JARRO</td> </tr> <tr> <td colspan="7">GRANTEE: MCGUINNES DAVID &amp; J</td> </tr> <tr> <td>2122/0358</td> <td>5/19/2017</td> <td>WD Q</td> <td>V</td> <td></td> <td>01</td> <td>90,000</td> </tr> <tr> <td colspan="7">GRANTOR: NASSAU COMMERCIAL PRO</td> </tr> <tr> <td colspan="7">GRANTEE: PICKETT PAIGE &amp; JAR</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2363/0987	5/22/2020	WD Q	V		01	87,500	GRANTOR: PICKETT PAIGE & JARRO							GRANTEE: MCGUINNES DAVID & J							2122/0358	5/19/2017	WD Q	V		01	90,000	GRANTOR: NASSAU COMMERCIAL PRO							GRANTEE: PICKETT PAIGE & JAR						
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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																																																														
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1	001000	C	COMMERCIAL	0		CH	72.00	227.00	17,333.00	SF		1.00	1.00	1.00	8.00	8.00	138,664																																																													
<b>REVIEW DATE</b> 06/14/2022 <b>BY</b> HSA    Total Acres: 0.00    Total Land Value: 138,664    Market: 0    Agricultural: 0    Common: 138,664 <b>PRINTED 08/06/2024 BY SYS</b>																																																																														