



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	8	100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	OWNER OCC 100

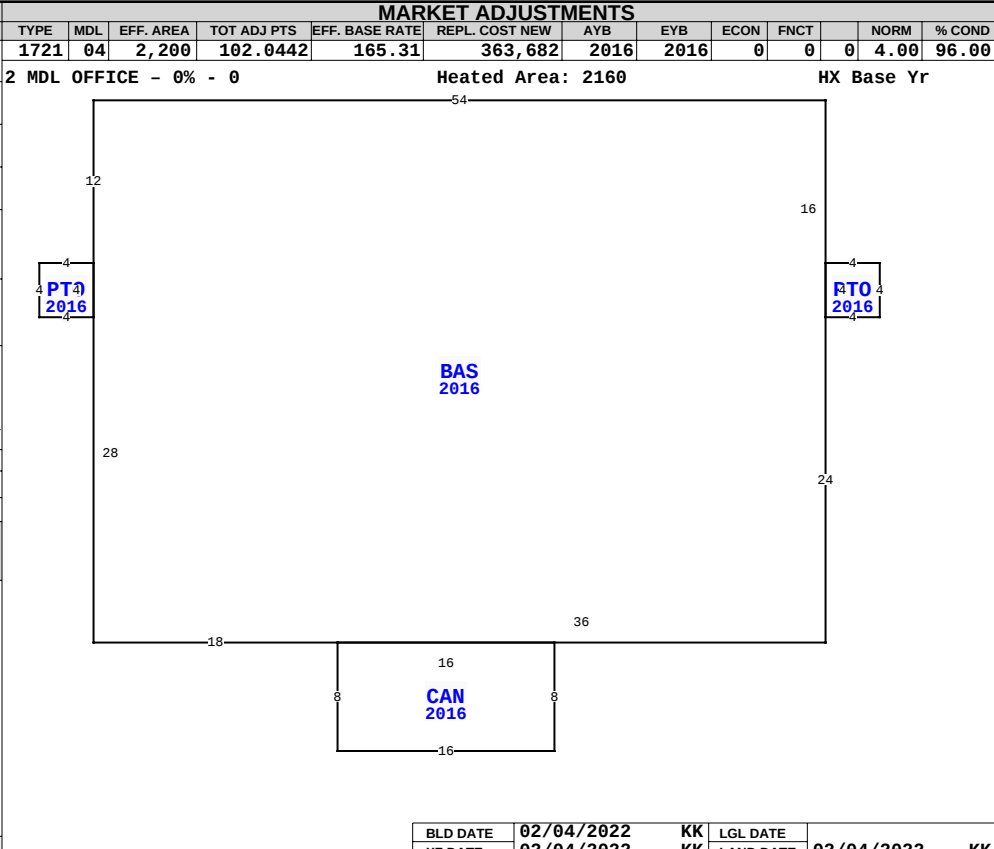
Quality	04	Quality Level 04
DOR CODE	1720	MEDICAL OFFICE

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2,160	342,787
CAN	128	30	38	6,031
PTO	16	5	1	158
PTO	16	5	1	158
TOTALS	2,320		2,200	349,135

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0802	ASPHALT B	0	0	0	0	4,859.00	SF	2.40	2.40	
2	0855	CONC PAVER	0	0	0	0	592.00	SF	10.00	10.00	
3	0812	CONCRETE C	0	0	0	0	1,025.00	SF	4.00	4.00	
4	0402	CONC BUMPE	0	0	0	0	16.00	UT	25.00	25.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001901	C	MEDICAL OF	0	0004	PUD	0.00	0.00	87,120.00	SF	



BLD DATE	02/04/2022	KK	LGL DATE	
XF DATE	02/04/2022	KK	LAND DATE	02/04/2022
INC DATE			AG DATE	

TOTAL OB/XF											
19,103											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	349,135		
TOTAL MARKET OB/XF VALUE	19,103		
TOTAL LAND VALUE - MARKET	653,400		
TOTAL MARKET VALUE	1,021,638		
SOH/AGL Deduction	236,280		
ASSESSED VALUE	785,358		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	785,358		
TOTAL JUST VALUE	1,021,638		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,027,255		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631620	NEW CONSTR 5/25	309,577	01/01/2016
8015	MH MOVE-ON	1,000	01/05/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1986/0195	6/11/2015	WD Q	Q	V	01
					SALE PRICE
					425,000
GRANTOR: EZELL INVESTMENT CO					
GRANTEE: LOFTON CREEK DENTAL					
0901/0518	9/29/1999	WD U	V		01
					100
GRANTOR: EZELL BEATRICE C					
GRANTEE: EZELL INVESTMENT CO					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W54 S12 PTO=[YR=2016] W4 S4 E4 N4 \$ S28 E18											
CAN=[YR=2016] S8 E16 N8 W16 \$ E36 N24 PTO=[YR=2016] E4 N4											
W4 S4 \$ N16 \$.											