



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	60
Interior Wall	04	PLYWOOD	40
Interior Floo	10	TERRAZZO	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		6	100
Frame	03	MASONRY	100
Story Height		8	100
RMS		8	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,296	100	1,296
CAN	210	30	63
UOP	112	20	22
UST	140	40	56
UST	400	40	160
TOTALS	2,158		1,597
			55,556

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	OFFICE 1&2	- 0%	- 0								
Heated Area: 1296					HX Base Yr						

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			55,556
TOTAL MARKET OB/XF VALUE			31,064
TOTAL LAND VALUE - MARKET			299,420
TOTAL MARKET VALUE			386,040
SOH/AGL Deduction			0
ASSESSED VALUE			386,040
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			386,040
TOTAL JUST VALUE			386,040
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			391,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0311001	REMODEL	0	04/01/2003
E006712	CHNGE SRVC	5,250	03/01/2000
Z991209	OTHER	0	05/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0876/0743	3/29/1999	WD	Q	I		230,000
GRANTOR: WIG PROPERTIES						
GRANTEE: C & K ASSET MANAGEM						
0804/0463	8/22/1997	WD	Q	I		144,000
GRANTOR: BENNETT MONETTE & LAR						
GRANTEE: WIG PROPERTIES						

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	0	3,143.00	SF	4.00	4.00	100	2000	2000	3	79	9,932	
2	0510	GARAGE WD-	0	0	34	30	1,020.00	SF	35.00	35.00	100	2003	2003	3	32	11,424	
3	0424	CL FNC 6'	0	0	0	0	327.00	LF	20.00	20.00	100	2003	2003	3	61	3,989	
4	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2003	2003	3	61	366	
5	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1986	1986	3	23	161	
6	0350	CARPORT WD	0	0	30	16	480.00	SF	13.00	13.00	100	2003	2003	3	21	1,310	
7	0351	CARPORT MT	0	0	21	6	126.00	SF	10.00	10.00	100	2008	2008	3	35	441	
8	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2003	2003	3	61	1,543	
9	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2003	2003	3	61	305	
10	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	2003	2003	3	61	458	

TOTAL OB/XF												29,929			
BLD DATE	XF DATE	INC DATE	KK	LGL DATE	LAND DATE	AG DATE	KK								
08/11/2020	08/11/2020			08/11/2020											

BUILDING NOTES											
UST=[YR=2003] W20 UOP=[YR=1993] N8 W14 S8 BAS=[YR=1993] W34 S27 E27 CAN=[YR=1993] S10 E21 N10UST=[YR=1993] E20 N7 W20 S7\$ W21\$ E21 N27 W14\$ E14\$ S20 E20 N20\$.											

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001700	C	1STORY OFF	0	0004	OR	0.00	0.00	72,309.00	SF		1.00	1.00	1.00	4.00	4.00	289,236							
2	009500	C	SUBMERGED	0		OR	0.00	0.00	0.36	AC		1.00	1.00	1.00	25.00	25.00	9							
3	009600	C	WASTELAND	0		OR	0.00	0.00	4.07	AC		1.00	1.00	1.00	2,500.00	2,500.00	10,175							



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																																																																			
																				VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 55,556 TOTAL MARKET OB/XF VALUE 31,064 TOTAL LAND VALUE - MARKET 299,420 TOTAL MARKET VALUE 386,040 SOH/AGL Deduction 0 ASSESSED VALUE 386,040 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 386,040 TOTAL JUST VALUE 386,040 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 391,564																																																												
																				PERMIT NUM DESCRIPTION AMT ISSUED 																																																												
																				SALES DATA <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>0876/0743</td> <td>3/29/1999</td> <td>WD</td> <td>Q</td> <td>I</td> <td></td> <td>230,000</td> </tr> </tbody> </table> GRANTOR: WIG PROPERTIES GRANTEE: C & K ASSET MANAGEM 0804/0463 8/22/1997 WD Q I 144,000 GRANTOR: BENNETT MONETTE & LAR GRANTEE: WIG PROPERTIES										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	0876/0743	3/29/1999	WD	Q	I		230,000																																					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE																																																																										
0876/0743	3/29/1999	WD	Q	I		230,000																																																																										
																				BUILDING NOTES 																																																												
																				BUILDING DIMENSIONS 																																																												
																				<table border="1"> <thead> <tr> <th>BLD DATE</th> <td>08/11/2020</td> <th>KK</th> <th>LGL DATE</th> <td>08/11/2020</td> <th>KK</th> </tr> <tr> <th>XF DATE</th> <td>08/11/2020</td> <th>KK</th> <th>LAND DATE</th> <td>08/11/2020</td> <th>KK</th> </tr> <tr> <th>INC DATE</th> <td></td> <th></th> <th>AG DATE</th> <td></td> <th></th> </tr> </thead> </table>										BLD DATE	08/11/2020	KK	LGL DATE	08/11/2020	KK	XF DATE	08/11/2020	KK	LAND DATE	08/11/2020	KK	INC DATE			AG DATE																																			
BLD DATE	08/11/2020	KK	LGL DATE	08/11/2020	KK																																																																											
XF DATE	08/11/2020	KK	LAND DATE	08/11/2020	KK																																																																											
INC DATE			AG DATE																																																																													
																				<table border="1"> <thead> <tr> <th>L N</th> <th>OB/XF CODE</th> <th>DESCRIPTION</th> <th>BLD CAP</th> <th>L</th> <th>W</th> <th>UNITS</th> <th>UT</th> <th>Adj R</th> <th>ADJ UNIT PRICE</th> <th>ORIG COND</th> <th>YEAR ON</th> <th>YEAR ACTUAL</th> <th>Q</th> <th>% COND</th> <th>OB/XF MKT VALUE</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td>11</td> <td>1131</td> <td>REINFR</td> <td>8</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>172.00</td> <td>6.30</td> <td>100</td> <td>2008</td> <td>2008</td> <td>3</td> <td>97</td> <td>1,051</td> <td></td> </tr> <tr> <td>12</td> <td>6001</td> <td>ROLLUP DR</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>1.00</td> <td>400.00</td> <td>400.00</td> <td>100</td> <td>2003</td> <td>2003</td> <td>3</td> <td>21</td> <td>84</td> <td></td> </tr> </tbody> </table>										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	11	1131	REINFR	8	0	0	0	0	172.00	6.30	100	2008	2008	3	97	1,051		12	6001	ROLLUP DR	0	0	0	0	1.00	400.00	400.00	100	2003	2003	3	21	84	
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																																																																
11	1131	REINFR	8	0	0	0	0	172.00	6.30	100	2008	2008	3	97	1,051																																																																	
12	6001	ROLLUP DR	0	0	0	0	1.00	400.00	400.00	100	2003	2003	3	21	84																																																																	
																				LAND DESCRIPTION TOTAL OB/XF 1,135																																																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																								
REVIEW DATE 08/11/2020 BY KK Total Acres: 4.43 Total Land Value: 299,420 Market: 0 Agricultural: 0 Common: 299,420 PRINTED 08/06/2024 BY SYS																																																																																