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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 3 of 4										
																			VALUATION SUMMARY										
VALUATION BY																		STANDARD											
Tax Group: 4																		Tax Dist:											
BUILDING MARKET VALUE																		981,223											
TOTAL MARKET OB/XF VALUE																		128,820											
TOTAL LAND VALUE - MARKET																		958,320											
TOTAL MARKET VALUE																		2,068,363											
SOH/AGL Deduction																		293,641											
ASSESSED VALUE																		1,774,722											
TOTAL EXEMPTION VALUE																		0											
BASE TAXABLE VALUE																		1,774,722											
TOTAL JUST VALUE																		2,068,363											
NCON VALUE																		0											
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE																		1,943,562											
DOR CODE																		1410											
MAP NUM																		05											
NEIGHBORHOOD/LOC																		5006.00											
AREA TYPE																		TOTAL GROSS AREA											
PCT OF BASE																		TOT ADJ AREA											
SUBAREA MARKET VALUE																													
TOTALS																													
EXTRA FEATURES																													
BLD DATE																		01/29/2019											
XF DATE																		01/29/2019											
INC DATE																													
LGL DATE																		01/29/2019											
LAND DATE																		KK											
AG DATE																		KK											
OFF RECORD Number																		DATE											
TYPE INST																		Q / V / RSN CD											
2042/0052																		4/25/2016 SW Q I 01											
GRANTOR: TPN INVESTMENTS LLC																		SALE PRICE											
GRANTEE: WESTGATE RESORTS LT																		1,500,000											
1594/1859																		11/26/2008 WD U I 08											
GRANTOR: PIPELINE FOOD STORES																		2,600,000											
GRANTEE: TPN INVESTMENTS LLC																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
LAND DESCRIPTION																		TOTAL OB/XF											
L N																		29,669											
USE CODE																		CLD											
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																													
REVIEW DATE																		01/29/2019											
BY																		KK											
Total Acres:																		0.00											
Total Land Value:																		958,320											
Market:																		0											
Agricultural:																		0											
Common:																		958,320											
PRINTED																		08/06/2024 BY SYS											

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