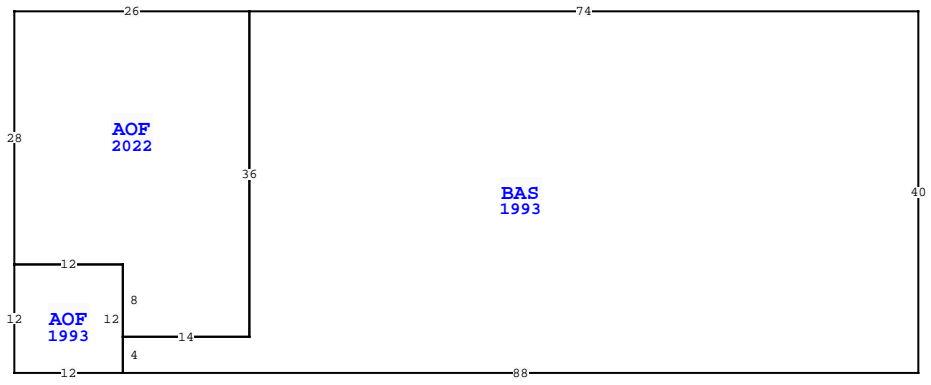




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Ceiling	04	NONE	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Plumbing		3	100
Frame	03	MASONRY	100
Story Height		15	100
RMS		2	100
Stories	1.	1.	100
Class	00	.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	OWNER OCC	100
Quality	02	Quality Level	02
DOR CODE	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
AOF	144	185	266
AOF	840	185	1,554
BAS	3,016	100	3,016
TOTALS	4,000		4,836
			76,348

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	SERV SHOP	- 0%	- 2023										
Heated Area: 4000 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			76,348
TOTAL MARKET OB/XF VALUE			40,628
TOTAL LAND VALUE - MARKET			337,255
TOTAL MARKET VALUE			454,231
SOH/AGL Deduction			0
ASSESSED VALUE			454,231
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			454,231
TOTAL JUST VALUE			454,231
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			458,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/0561	12/16/2022	WD	Q	I	01	350,000
GRANTOR: MCCORMICK JOHNNY RAY						
GRANTEE: DEEMAR LLC						
0884/0532	5/24/1999	WD	U	I	01	100
GRANTOR: MCCORMICK JOHNNY & AD						
GRANTEE: MCCORMICK JOHNNY RA						

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	7,800.00	SF	4.00	4.00	100	1985	1985	3	47	14,664	
2	6001	ROLLUP DR	0	0	0	0	8.00	UT	400.00	400.00	100	2000	2000	3	20	640	
3	0351	CARPORT MT	0	0	34	20	680.00	SF	10.00	10.00	100	2005	2005	3	24	1,632	
4	0351	CARPORT MT	0	0	34	22	748.00	SF	10.00	10.00	100	2005	2005	3	24	1,795	
5	0811	CONCRETE B	0	0	30	20	600.00	SF	5.20	5.20	100	2000	2000	3	79	2,465	
6	0351	CARPORT MT	0	0	21	21	441.00	SF	10.00	10.00	100	2000	2000	3	20	882	
7	0510	GARAGE WD-	0	0	42	20	840.00	SF	35.00	35.00	100	1997	1997	3	25	7,350	
8	0811	CONCRETE B	0	0	30	20	600.00	SF	5.20	5.20	100	2000	2000	3	79	2,465	
9	0351	CARPORT MT	0	0	21	21	441.00	SF	10.00	10.00	100	2000	2000	3	20	882	
10	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	

TOTAL OB/XF														33,495										
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
1	002500	C	SRVC SHOPS	0		CI	200.00	250.00	99,315.00	SF		1.00	1.00	1.00	3.00	3.00	297,945							
2	000000	C	VAC RES	0		CI			0.77	AC		1.00	0.85	0.85	60,000.00	51,000.00	39,270							
3	009400	C	RIGHTOFWAY	0		CI			0.40	AC		1.00	1.00	1.00	100.00	100.00	40							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W74 AOF=[YR=2022] W26 S28 AOF=[YR=1993] S12 E12 N12 W12\$ E12 S8 E14 N36\$ S36 W14 S4 E88 N40 \$.	

