



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	3,200	100
FOP	168	30
TOT ADJ AREA	3,200	50
SUBAREA MARKET VALUE	365,096	5,705
TOTALS	3,368	3,250 370,801

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	3,250	87.0480	136.23	442,748	1987	1987	0	0	0	16.25	83.75

1 CHURCH - 0% - 0

Heated Area: 3200

HX Base Yr

40

80

80

27

13

14

12

14

BAS
1993

FOP
1993

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

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
1	0812	CONCRETE C	0	0	0	0	7,780.00	SF	4.00	4.00	100	1987	1987
2	0940	SHEDS/PORT	0	0	7	12	84.00	SF	20.10	20.10	100	1989	1989
3	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2005	2005
4	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2005	2005
5	0441	STK FNC 4'	0	0	0	0	22.00	LF	6.50	6.50	100	2010	2010
TOTAL OB/XF 20,221													

LAND DESCRIPTION													
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
1	007100	C	CHURCH	0	0006	OR	0.00	0.00	2.00	AC		1.00	1.00
TOTAL ADJ 1.00													
UNIT PRICE 80,000.00													
ADJ UNIT PRICE 80,000.00													
LAND VALUE 160,000													
OTHER ADJUSTMENTS AND NOTES													
YEAR DENSITY DECL FRZ YR CONSRV													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		370,801	
TOTAL MARKET OB/XF VALUE		20,221	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		551,022	
SOH/AGL Deduction		202,381	
ASSESSED VALUE		348,641	
TOTAL EXEMPTION VALUE		02	348,641
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		551,022	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		581,008	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514475	RER00F	13,491	06/01/2015
M1217708	H/AC	0	10/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0702/0305	4/12/1994	WD	U	I	19	125,000	
GRANTOR: BAPTIST MISSIONS OF N							
GRANTEE: OASIS CHRISTIAN CEN							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=1993] W40 S80 E13 FOP=[YR=1993] S12 E14 N12 W14S E27 N80\$.							