



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	27	PREFIN MTL 100		
Roof Structure	02	SHED 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	01	MINIMUM 100		
Interior Floor	03	CONC FINSH 100		
Ceiling	04	NONE 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Fixtures		3 100		
Frame	03	MASONRY 100		
Story Height		13 100		
RMS		5 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	06	DIST 1D 100		
Occupancy	00	OWNER OCC 100		
Quality	03	Quality Level 03		
DOR CODE	2500	REPAIR SERVICE		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC		8002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	144	100	144	5,224
BAS	1,116	100	1,116	40,483
CAN	140	30	42	1,524
TOTALS			1,302	47,230

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	04	1,302	84.6090	72.55	94,460	1956	1986	0	0	0	50.00	50.00
1 SERV SHOP - 0% - 0 Heated Area: 1260 HX Base Yr												
BLD DATE	09/22/2020		KK	LGL DATE								
XF DATE	09/22/2020		KK	LAND DATE	09/22/2020							
INC DATE				AG DATE								

NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE					67,308
TOTAL MARKET OB/XF VALUE					22,488
TOTAL LAND VALUE - MARKET					78,000
TOTAL MARKET VALUE					167,796
SOH/AGL Deduction					48,429
ASSESSED VALUE					119,367
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					119,367
TOTAL JUST VALUE					167,796
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					170,301
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2211/1748	7/20/2018	WD	Q	I	01
GRANTOR: GEE BILLY G		SALE PRICE			
GRANTEE: ONE STOP TIRE SHOP		100,000			
0608/1107	10/02/1990	WD	U	I	01
GRANTOR: GEE ROBERT & BILLY G		100			
GRANTEE: GEE BILLY G					

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	0424	CL FNC 6'	0	0	0	480.00	LF	20.00	20.00	100	1970	1970
2	0463	FENCE GATE	0	0	0	4.00	UT	300.00	300.00	100	1970	1970
3	0422	CL FNC 4'	0	0	0	100.00	LF	15.00	15.00	100	1993	1993
4	0940	SHEDS/PORT	0	0	16	160.00	SF	19.50	19.50	100	1972	1972
5	0812	CONCRETE C	0	0	0	2,472.00	SF	4.00	4.00	100	1970	1970
6	0812	CONCRETE C	0	0	0	5,311.00	SF	4.00	4.00	100	1995	1995
7	0464	FNC GT 10'	0	0	0	2.00	UT	350.00	350.00	100	1995	1995
8	0351	CARPORT MT	0	0	24	480.00	SF	3.50	3.50	100	1995	1995
9	0443	STK FNC 6'	0	0	0	92.00	LF	10.00	10.00	100	1992	1992
10	0351	CARPORT MT	0	0	20	360.00	SF	3.50	3.50	100	1996	1996

LAND DESCRIPTION										TOTAL OB/XF										21,205									
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	002500	C	SRVC SHOPS	0	0004	CI	0.00	0.00	13,661.00	SF		1.00	1.00	1.00	4.00	4.00	54,644												
2	000100	C	SFR	0	0004	CI	0.00	0.00	5,839.00	SF		1.00	1.00	1.00	4.00	4.00	23,356												
REVIEW DATE		09/22/2020		BY	KK	Total Acres: 0.00			Total Land Value: 78,000			Market: 0			Agricultural: 0			Common: 78,000			PRINTED 08/06/2024 BY SYS								

ONE STOP TIRE SHOP CALLAHAN FL LLC
35 W DRIVE
ESSEX JUNCTION, VT 05452

51-2N-25-0000-0003-0000

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