

PT JOHN LOW GRANT
SEC 51-3N-27E IN OR 960/825
(EX ESMT OR 363/750 &

COCHRAN MARK DENNIS/MAVIS TIRE SUPPLY LLC
ATTN: LEASE ADMINISTRATION, 358 SAW MILL RIVER RD
MILLWOOD, NY 10546

2024

51-3N-27-0000-0013-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 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		4 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	2700	VEH SALE/REPAIR

MAP NUM		MKT AREA	04
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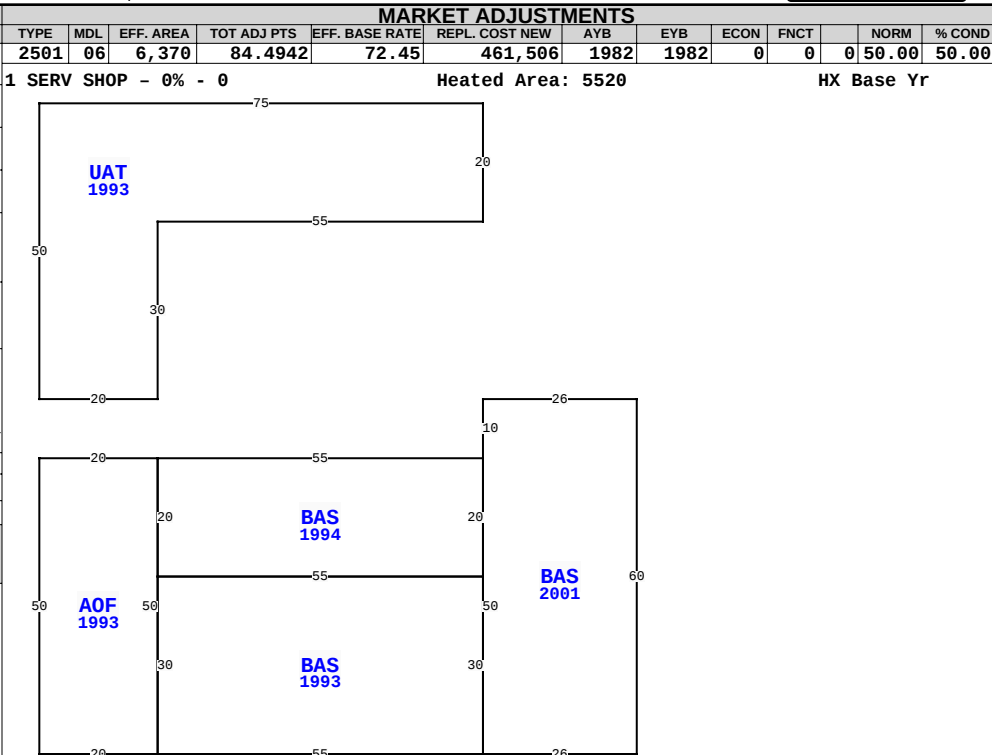
NEIGHBORHOOD/LOC	4051.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,000	185	1,850	67,017
BAS	1,650	100	1,650	59,772
BAS	1,100	100	1,100	39,848
BAS	1,560	100	1,560	56,511
UAT	2,100	10	210	7,608

TOTALS	7,410		6,370	230,753
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	11,781.00	SF	4.00	4.00	100	1982
2	6001	ROLLUP DR	0	0	0	5.00	UT	400.00	400.00	100	1982
3	6001	ROLLUP DR	0	0	0	4.00	UT	400.00	400.00	100	2001
4	0812	CONCRETE C	0	0	0	1,220.00	SF	4.00	4.00	100	2001
5	0978	SECURTY LT	0	0	0	4.00	UT	450.00	450.00	100	1982

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002700	C	AUTO SALES	0		CG	240.00	350.00	70,567.00	SF	1.00



BLD DATE	11/25/2020	KK	LGL DATE	
XF DATE	11/25/2020	KK	LAND DATE	04/01/2023
INC DATE			AG DATE	DCA

463118 SR 200, YULEE

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	11,781.00	SF	4.00	4.00	100	1982	1982	3	38	17,907	
2	6001	ROLLUP DR	0	0	0	5.00	UT	400.00	400.00	100	1982	1982	3	20	400	
3	6001	ROLLUP DR	0	0	0	4.00	UT	400.00	400.00	100	2001	2001	3	20	320	
4	0812	CONCRETE C	0	0	0	1,220.00	SF	4.00	4.00	100	2001	2001	3	80	3,904	
5	0978	SECURTY LT	0	0	0	4.00	UT	450.00	450.00	100	1982	1982	3	20	360	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002700	C	AUTO SALES	0		CG	240.00	350.00	70,567.00	SF	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
Tax Group: 4										STANDARD	
Tax Dist:											
BUILDING MARKET VALUE										230,753	
TOTAL MARKET OB/XF VALUE										22,891	
TOTAL LAND VALUE - MARKET										423,402	
TOTAL MARKET VALUE										677,046	
SOH/AGL Deduction										210,496	
ASSESSED VALUE										466,550	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										466,550	
TOTAL JUST VALUE										677,046	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										685,329	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006929	REPAIR/RRF	18,000	08/25/2020
R013330	REPAIR/RRF	0	06/01/2001
SU990144	REMODEL	4,000	05/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0960/0825	12/01/2000	QC	U	I	07	100	
GRANTOR: COCHRAN ALVIE							
GRANTEE: COCHRAN MARK DENNIS							
0397/0097	8/01/1983	WD	Q	I		56,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994] W55 AOF=[YR=1993] W20 S50 E20N50S\$20 E55											
BAS=[YR=1993] W55S30 E55N30\$N20\$ BAS=[YR=2001] S50 E26 N60											
W26 S10\$ PTR=N40 UAT=[YR=1993] N20 W75 S50 E20N30 E55 \$											
S40\$.											