

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	02	SHED 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 50
Interior Wall	04	PLYWOOD 50
Interior Floor	05	ASPH TILE 80
Interior Floor	03	CONC FINSH 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures Frame	03	MASONRY 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quantity	00	ONE 190 Level 02
DOR CODE	1700	OFFICE BUILDINGS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,176	100
	1,176	13,185
TOTALS	1,176	1,176 13,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
1701	04	1,176	79.0965	112.12	131,853	1954	1964	0	0	10	80.00	10.00
1 OFFICE 1&2 - 0% - 0 Heated Area: 1176 HX Base Yr												

-42-

BAS
1993

-42-

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		13,185	
TOTAL MARKET OB/XF VALUE		1,367	
TOTAL LAND VALUE - MARKET		77,832	
TOTAL MARKET VALUE		92,384	
SOH/AGL Deduction		0	
ASSESSED VALUE		92,384	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		92,384	
TOTAL JUST VALUE		92,384	
NCON VALUE		0	
INCOME VALUE		65,707	
PREVIOUS YEAR MKT VALUE		92,424	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
Z001371	OTHER	0	01/01/2000
95 04111	REPAIR/RRF	1,800	11/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2504/0097	10/11/2021	PR	U	I	19	100

GRANTOR: MCKENDREE DANIEL P/R

GRANTEE: MCKENDREE BETTY SHA

0154/0643 1/01/1973 WD U I 10,500

GRANTOR:

GRANTEE:

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993] W42 S28 E42 N28\$.													

LAND DESCRIPTION

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	001700	C	1STORY OFF	0	0004	CI	0.00	0.00	19,458.00	SF		1.00	1.00	1.00	4.00	4.00	77,832							

TOTAL OB/XF

1,367

REVIEW DATE

09/02/2020

BY

KK

Total Acres: 0.00

Total Land Value: 77,832

Market: 0

Agricultural: 0

Common: 77,832

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