

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	15	CONC BLOCK 20	
Roof Structure	04	WOOD TRUSS 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	07	CORK/VTILE 90	
Interior Floor	14	CARPET 10	
Ceiling	02	F.NOT SUS 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		25 100	
Frame	02	WOOD FRAME 100	
Story Height		10 100	
RMS		4 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	OWNER OCC 100	
Quality	04	Quality Level 04	
DOR CODE	1920	PROF DAYCARE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	4,829	100	2001
BAS	171	100	2002
CAN	126	30	2001
CAN	416	30	2001
TOTALS	5,542		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0603	04	5,163	104.6714	146.28	755,244	2001	2001	0	0	11.30	88.70
1 DAYCARE CR - 0% - 2024											
Heated Area: 5000 HX Base Yr											

NASSAU COUNTY PROPERTY				PAGE 1 of 2	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				669,901		
TOTAL MARKET OB/XF VALUE				36,679		
TOTAL LAND VALUE - MARKET				628,320		
TOTAL MARKET VALUE				1,334,900		
SOH/AGL Deduction				0		
ASSESSED VALUE				1,334,900		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				1,334,900		
TOTAL JUST VALUE				1,334,900		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				1,285,261		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
20110668	H/AC	4,000	05/02/2011			
20012667	XFOB	1,000	12/17/2001			
20012463	OTHER	1,000	11/12/2001			
20012408	XFOB	8,000	11/01/2001			
20011612	XFOB	5,000	07/17/2001			
20011429	NEW CONSTR	10,500	06/26/2001			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2642/1036	5/18/2023	SW	Q	I	05	1,950,000
GRANTOR: ABBSS TERR INC						
GRANTEE: MIDWAY ASSOCIATES						
2470/1392	6/11/2021	WD	Q	I	05	1,100,000
GRANTOR: STEP BY STEP FERNANDI						
GRANTEE: ABBSS TERR INC						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2001] W12 CAN=[YR=2001] N8 W52 S8 E52 \$ W88 S50 E19						
BAS=[YR=2002] E10 CAN=[YR=2001] S7 E18 N7 W18 \$ E9 N9 W19						
S9 \$ N9 E19 S9 E62 N50 \$.						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0400	CONC CURB	0	0	0	0	358.00	LF	15.00	15.00	100
2	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100
3	0810	CONCRETE A	0	0	47	5	235.00	SF	6.50	6.50	100
4	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	100
5	0423	CL FNC 5'	0	0	0	0	193.00	LF	6.85	6.85	100
6	0446	BOX FNC 6'	0	0	0	0	386.00	LF	20.00	20.00	100
7	0462	ST/AL FNC	0	0	198	5	990.00	SF	10.00	10.00	100
8	0966	FIRE SPRNK	0	0	0	0	5,000.00	SF	3.00	3.00	100
9	0978	SECURTY LT	0	0	0	0	3.00	UT	225.00	225.00	100
10	0803	ASPHALT C	0	0	0	0	12,585.00	SF	2.00	2.00	100

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001920	C	PROF DAYCARE	0	0006	C-2	0.00	0.00	47,872.00	SF	1.00
TOTAL OB/XF 35,631											

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001920	C	PROF DAYCARE	0	0006	C-2	0.00	0.00	47,872.00	SF	1.00	1.00	0.75	17.50	13.13	628,320							

