

PT OF LOT 15 (S-7)
PT OF ABND ALLEY
IN OR 2736/387

SHIU CAPITAL LP
6714 ORCHID LN
DALLAS, TX 75230

2025

00-00-30-0800-0015-0070



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	05 ASPH TILE 70
Interior Floor	14 CARPET 30
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	10 100
Frame	05 STEEL 100
Story Height	14 100
RMS	8 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 OWNER OCC 100

Quality	04 Quality Level 04
DOR CODE	1100 STORES, 1 STORY

MAP NUM	MKT AREA	02
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NEIGHBORHOOD/LOC	2002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,962	100	1995	4,962	621,210
CAN	98	30	1995	29	3,630
FST	300	50	1995	150	18,779
FST	24	50	2010	12	1,502
KTA	204	110	2010	224	28,043
SFB	180	80	1995	144	18,028
SFB	522	80	1995	418	52,331
UST	78	40	1995	31	3,881
UST	1,664	40	1995	666	83,379

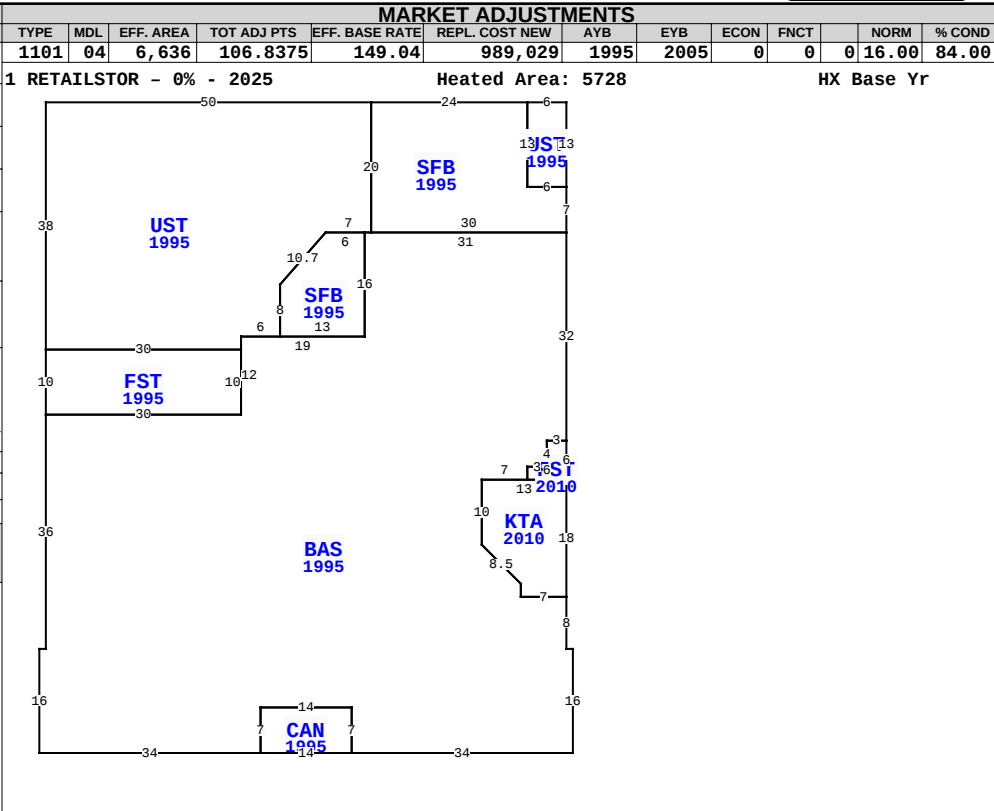
TOTALS	8,032			6,636	830,784
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EXTRA FEATURES

L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	0	11,891.00	SF	4.00	4.00	100	1995	1995	3	68	32,344	
2	0400	CONC CURB	0	0	0	0	296.00	LF	15.00	15.00	100	1995	1995	3	76	3,374	
3	0402	CONC BUMPE	0	0	0	0	14.00	UT	25.00	25.00	100	1995	1995	3	76	266	
4	0422	CL FNC 4'	0	0	0	0	205.00	LF	15.00	15.00	100	1995	1995	3	32	984	
5	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	1995	1995	3	36	648	
6	0646	LWN SPRK H	0	0	0	0	8.00	UT	2.00	2.00	100	1995	1995	3	20	3	
7	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	2005	2005	3	64	1,152	
8	0097	AWNING CN	0	0	0	0	66.00	SF	65.00	65.00	100	2005	2005	3	40	1,716	
9	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1995	1995	3	20	80	
10	0964	HALON SYST	0	0	7	3	21.00	SF	50.00	50.00	100	2010	2010	3	90	945	

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001100	C	STORE 1FLR	0	0003	CI	135.00	270.00	36,450.00	SF		1.00	1.00	1.00	14.00	14.00	510,300							



BLD DATE	02/28/2020	KKA	LGL DATE	
XF DATE	02/28/2020	KKA	LAND DATE	04/23/2025
INC DATE			AG DATE	DC

TOTAL OB/IF																	41,512							
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001100	C	STORE 1FLR	0	0003	CI	135.00	270.00	36,450.00	SF		1.00	1.00	1.00	14.00	14.00	510,300							

NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE	830,784		
TOTAL MARKET OB/IF VALUE	42,292		
TOTAL LAND VALUE - MARKET	510,300		
TOTAL MARKET VALUE	1,383,376		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,383,376		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,383,376		
TOTAL JUST VALUE	1,383,376		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			

