



BUILDING CHARACTERISTICS			CONSTRUCTION		
Exterior Wall	17	CB	STUCCO	60	
Exterior Wall	16	WD	FR STUC	40	
Roof Structure	13	P-STRESS	C	100	
Roof Cover	04	BUILT-UP	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	03	CONC	FNSH	70	
Interior Floor	11	CLAY TILE	30		
Ceiling	02	F.NOT	SUS	100	
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Fixtures	12	100			
Frame	03	MASONRY	100		
Story Height	13	100			
RMS	9	100			
Stories	2.	100			
Units	0	100			
BUD8 Adjustme	02	DIST FB	100		
Occupancy	00	OWNER OCC	100		
Quality	03	Quality Level	03		
DOR CODE	1800	MULTI STORY	OFFICE		
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC	1010.00				

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	682	15	2018	102	12,976
BAS	2,440	100	2018	2,440	310,412
CAN	664	30	2018	199	25,317
FST	40	50	2018	20	2,544
FST	60	50	2018	30	3,817
FUS	996	100	2018	996	126,709
UST	60	40	2018	24	3,053
TOTALS	4,942			3,811	484,828

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	696.00	SF	10.00
2	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00
3	0410	ELEVATOR	0	0	0	0	1.00	UT	40,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001700	C	1STORY OFF	0		C-3	50.00	50.00	2,500.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
1701	04	3,811	107.7916	151.45	577,176	1920	2005	0	0
1 OFFICE - 0% - 0									
Heated Area: 3436									
HX Base Yr									
BLD DATE 02/19/2019, XF DATE 02/19/2019, INC DATE, LGL DATE, LAND DATE, AG DATE, 04/15/2025, DC									

TOTAL OB/XF									
47,063									

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					484,828				
TOTAL MARKET OB/XF VALUE					47,063				
TOTAL LAND VALUE - MARKET					162,500				
TOTAL MARKET VALUE					694,391				
SOH/AGL Deduction					45,676				
ASSESSED VALUE					648,715				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					648,715				
TOTAL JUST VALUE					694,391				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					685,342				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172459	REPAIR/RRF	18,340	08/10/2017
20172261	REMODEL	895	07/24/2017
20170855	ADDITION - REMODE	427,200	03/23/2017
20021975	REPAIR/RRF	6,000	11/19/2002
7072	REPAIR/RRF	2,000	05/27/1992
7067	REPAIR/RRF	1,400	05/20/1992

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2605/0012	11/28/2022	WD	U	I	11	100			
GRANTOR: I P HOLDINGS GROUP LL									
GRANTEE: I P HOLDINGS GROUP									
2107/0193	3/15/2017	SW	U	I	11	100			
GRANTOR: SCHAFFER JAMES & JENN									
GRANTEE: I P HOLDINGS GROUP									

BUILDING NOTES									
BUILDING DIMENSIONS									
FST=[YR=2018] W10 S6 E10 N6\$ BAS=[YR=2018] N10 W44 S50 E50 N50 W6 S16 W10 N6 E10\$ PTR= E60 FST=[YR=2018] E10 S4 UST=[YR=2018] S6 W10 N6 E10\$ W10 N4\$ FUS=[YR=2018] N6 E16 S50 W21 CAN=[YR=2018] W5 BAL=[YR=2018] W19 U4 L4 N26 E23 S30\$ N30 W23 N20 E26 S23 E2 S27\$ N27 W2 N23 E7 S16 E10 N10 W10\$ W60\$.									