



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 60
Interior Wall	03	PLASTER 40
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		13 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		10 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1002.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,750	100	1993	1,750	273,718
BAS	479	100	1993	479	74,920
BAS	1,715	100	1994	1,715	268,243
CAN	35	30	1993	10	1,564
CAN	325	30	1993	98	15,328
TOTALS	4,304			4,052	633,774

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0825	BRICK	0	0	14	11	160.00	SF	12.50
2	0461	IRON FENCE	0	0	28	6	168.00	SF	8.50
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00
4	0097	AWNING CN	0	0	0	0	25.00	SF	65.00
5	0097	AWNING CN	0	0	0	0	22.00	SF	65.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001200	C	STORE COMB	0	0003	C-3	25.00	100.00	2,500.00

REVIEW DATE 04/03/2025 BY KW

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
1101	04	4,052	121.3443	203.13	823,083	1873	2000	0	0
1 RETAILSTOR - 0% - 0									
Heated Area: 3944									
HX Base Yr									
BLD DATE 04/03/2025 KW									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE 03/27/2025 MLU									
AG DATE									

TOTAL OB/XF									
5,366									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001200	C	STORE COMB	0	0003	C-3	25.00	100.00	2,500.00

TOTAL OB/XF									
5,366									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001200	C	STORE COMB	0	0003	C-3	25.00	100.00	2,500.00

Total Acres: 0.00 Total Land Value: 312,500 Market: 0 Agricultural: 0 Common: 312,500

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					633,774				
TOTAL MARKET OB/XF VALUE					5,366				
TOTAL LAND VALUE - MARKET					312,500				
TOTAL MARKET VALUE					951,640				
SOH/AGL Deduction					311,039				
ASSESSED VALUE					640,601				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					640,601				
TOTAL JUST VALUE					951,640				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					672,406				

DOWNSTAIRS = COLOR IT GREEN RETAIL : KW 4/2025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B180155	REMODEL	1,200	01/17/2018
20100643	H/AC	900	04/23/2010
20100027	REPAIR/RRF	2,800	01/08/2010
20090101	REPAIR/RRF	2,000	01/26/2009
20090061	ADDITION	8,500	01/16/2009
20070931	H/AC	7,000	05/23/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0456/0710	6/01/1985	WD	U	I		100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W11 S14 W14 S13 BAS=[YR=1994] S70 E9									
CAN=[YR=1993] E7 N5 W7 S5 \$ N5 E7 S5 E9 N70 W25 \$ E25 N27 \$									
PTR= E15 CAN=[YR=1993] E25 S13 AOF=[YR=1993] S70 W25 N70									
E25 \$ W25 N13 \$ W15 \$.									