



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 70
Interior Floo	11	CLAY TILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	11	100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		4 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1095.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2004	1,500	187,104
FUS	1,404	100	2013	1,404	175,129
TOTALS	2,904			2,904	362,233

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	0	0	2,692.00	SF	4.00	4.00
2	0819	CONC 12"	0	0	50	4	SF	9.50	9.50
3	0402	CONC BUMPE	0	0	0	5.00	UT	25.00	25.00
4	0479	VF PICKET	0	0	0	40.00	LF	7.00	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000300	C	MULTI-FAMILY	0	0003	MU-8	50.00	100.00	5,000.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
2801	04	2,904	109.3903	137.83	400,258	2004	2004	0	0
1 QUAD PLEX - 0% - 2023									
Heated Area: 2904									
HX Base Yr									
BAS 2004 FUS 2013									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
04/15/2025 DC									

TOTAL OB/XF									
10,953									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		362,233	
TOTAL MARKET OB/XF VALUE		10,953	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		598,186	
SOH/AGL Deduction		0	
ASSESSED VALUE		598,186	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		598,186	
TOTAL JUST VALUE		598,186	
NCON VALUE		0	
INCOME VALUE		10	
PREVIOUS YEAR MKT VALUE		558,111	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151455	H/AC	400	06/26/2015
20151405	REMODEL	2,200	06/18/2015
20140258	SIGNS	450	02/07/2014
20132798	H/AC	2,000	12/11/2013
20131467	H/AC	2,500	06/25/2013
20130844	CHNGE SRVC	1,800	04/18/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2601/0510	11/04/2022	SW	U	I	11
GRANTOR: 212 S 8TH STREET LLC					
GRANTEE: ORTAMI LLC					
2487/0537	8/11/2021	WD	Q	I	01
GRANTOR: BRUCE PALMER LLC					
GRANTEE: 212 S 8TH STREET LL					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W50 S30 E50 N30\$ PTR= E15 FUS=[YR=2013] E50 S24 W8 S6 W34 N6 W8 N24\$ W15\$.									