

BLOCK 266 E210 FT OF N77.25 FT
OF LOT 5
IN OR 2156/1756

1324 SOUTH 14TH ST LLC
7128 DEVONSHIRE RD
ALEXANDRIA, VA 22307

2025

00-00-31-1800-0266-0051



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	04	PLYWOOD 50			
Interior Wall	05	DRYWALL 50			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
Ceiling	02	F.NOT SUS 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		9 100			
Frame	02	WOOD FRAME 100			
Story Height		7 100			
RMS		5 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	05	DIST 1A 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	1700	OFFICE BUILDINGS			
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC		2002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,290	100	1993	1,290	36,210

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,290	90.8145	127.59	164,591	1970	1975	0	0	0	78.00	22.00
1 OFFICE - 0% - 0												
Heated Area: 1290												
HX Base Yr												
43												
30												
BAS 1993												
43												

NASSAU COUNTY PROPERTY				PAGE 1 of 2		8
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 8			Tax Dist:			
BUILDING MARKET VALUE						140,156
TOTAL MARKET OB/XF VALUE						11,607
TOTAL LAND VALUE - MARKET						194,676
TOTAL MARKET VALUE						346,439
SOH/AGL Deduction						45,608
ASSESSED VALUE						300,831
TOTAL EXEMPTION VALUE						0
BASE TAXABLE VALUE						300,831
TOTAL JUST VALUE						346,439
NCON VALUE						0
INCOME VALUE						88,833
PREVIOUS YEAR MKT VALUE						324,492

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1998
2	0850	PEBBLE WLK	0	0	0	0	93.00	SF	3.50	3.50	100	1980
3	0810	CONCRETE A	0	0	4	47	188.00	SF	6.50	6.50	100	1982
4	0810	CONCRETE A	0	0	0	0	326.00	SF	6.50	6.50	100	1982
5	0803	ASPHALT C	0	0	0	0	3,996.00	SF	2.00	2.00	100	1985
6	0098	AWNING MTL	0	0	11	5	55.00	SF	13.00	13.00	100	2005
7	0422	CL FNC 4'	0	0	0	0	123.00	LF	15.00	15.00	100	2014
8	0443	STK FNC 6'	0	0	0	0	161.00	LF	10.00	10.00	100	2014
9	1242	WD DECK A	0	0	0	0	468.00	SF	10.00	10.00	100	2017
TOTAL OB/XF 11,607												

LAND DESCRIPTION										TOTAL OB/XF					11,607		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
1	001700	C	1STORY OFF	0	0003	CI	77.00	210.00	16,223.00	SF		1.00	1.00	1.00	12.00	12.00	1

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