



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	21	100
Frame	05	STEEL 100
Story Height		13 100
RMS		21 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	1600	COMMUNITY SHOPPING

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,516	100	2000	3,516	312,080
UST	484	40	2000	194	17,219
TOTALS	4,000			3,710	329,300

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0097	AWNING CN	0	0	0	0	64.00	SF	65.00
2	0400	CONC CURB	0	0	0	0	40.00	LF	15.00
3	0422	CL FNC 4'	0	0	0	0	142.00	LF	15.00
4	0443	STK FNC 6'	0	0	0	0	56.00	LF	10.00
6	0812	CONCRETE C	0	0	0	0	8,350.00	SF	4.00
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00
9	0443	STK FNC 6'	0	0	0	0	140.00	LF	10.00
10	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001610	C	SH CTR NHD	0	0003	C-1	115.00	172.00	19,780.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1602	04	3,710	121.3443	126.80	470,428	2000	2000		0	0	30.00	70.00
1 NBHD SHOP - 0% - 0												
Heated Area: 3516												
HX Base Yr												
BLD DATE 03/03/2025 KW LGL DATE 04/16/2025 DC												
XF DATE INC DATE												

TOTAL OB/XF												
30,777												

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30,777												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		329,300	
TOTAL MARKET OB/XF VALUE		30,777	
TOTAL LAND VALUE - MARKET		217,580	
TOTAL MARKET VALUE		577,657	
SOH/AGL Deduction		217,926	
ASSESSED VALUE		359,731	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		359,731	
TOTAL JUST VALUE		577,657	
NCON VALUE		0	
INCOME VALUE		274,517	
PREVIOUS YEAR MKT VALUE		536,317	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20183119	6' WOOD FENCE	0	09/01/2018
20161212	CHANGEOUT 5 TON U	3,200	04/28/2016
20110702	SIGN	674	05/09/2011
20102188	SIGN	200	12/27/2010
20051167	SIGN	500	02/03/2005
2004064	XFOB	300	09/27/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2172/0132	1/12/2018	WD	Q	I	01	310,000
GRANTOR: DONGO JULIO TRUSTEE						
GRANTEE: MOORE KAREN & LAURE						
1768/0336	11/29/2011	WD	Q	I	02	365,000
GRANTOR: KING VIRGINIA D						
GRANTEE: DONGO JULIO TRUSTEE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W80 UST=[YR=2000] W20 S29 E4 N6 E16 N23\$ S23 W16 S6 W4 S11 E100 N40\$.									