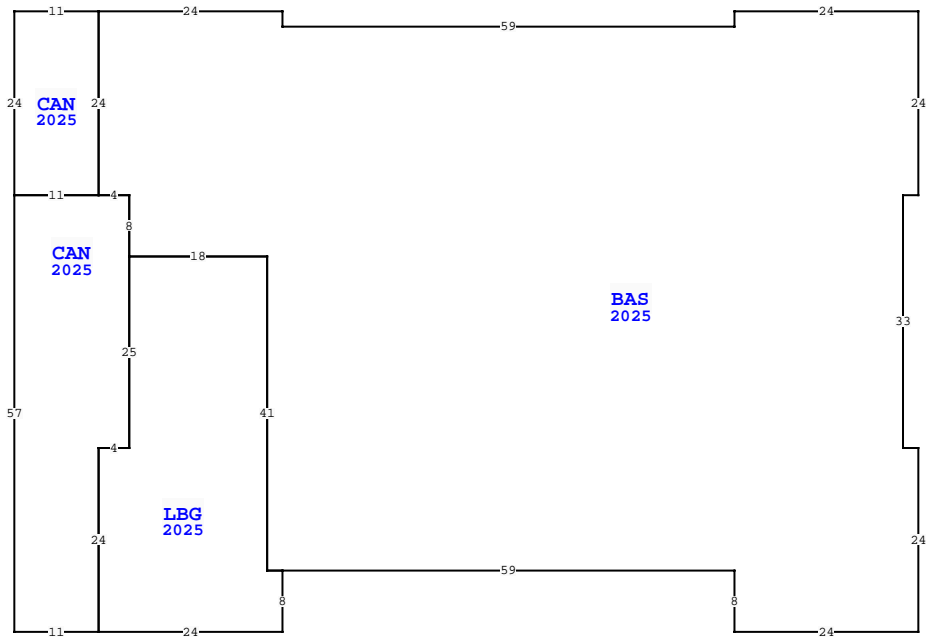


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD	80		
Exterior Wall	21	STONE	20		
Roof Structure	08	IRREGULAR	100		
Roof Cover	14	STAND SEAM	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LVT/LAMNT	80		
Interior Floor	11	CLAY TILE	20		
Ceiling	01	FIN.SUSPD	90		
Ceiling	02	F.NOT SUS	10		
Air Condition	06	ENG CENTRL	100		
Heating Type	09	ENG F AIR	100		
Fixtures		30	100		
Frame	03	MASONRY	100		
Story Height		12	100		
RMS		32	100		
Stories	1.	1.	100		
Units		0	100		
Quality	06	Quality Level 06			
DOR CODE	1720	MEDICAL 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
BAS	6,885	100	2025	6,885	1,876,920
CAN	264	30	2025	79	21,536
CAN	759	30	2025	228	62,155
LBG	994	125	2025	1,242	338,582
TOTALS	8,902			8,434	2,988,951

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1 MDL OFFICE - 0% - 2025												
			Heated Area: 7879				HX Base Yr					



NASSAU COUNTY PROPERTY				PAGE 1 of 2	2	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE		2,988,951				
TOTAL MARKET OB/XF VALUE		146,718				
TOTAL LAND VALUE - MARKET		687,360				
TOTAL MARKET VALUE		3,823,029				
SOH/AGL Deduction		0				
ASSESSED VALUE		3,823,029				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		3,823,029				
TOTAL JUST VALUE		3,823,029				
NCON VALUE		3,135,669				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		572,800				
BEACHES DERMATOLOGY, P.A.						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
2023-0048			12/17/2024			
20230048	DERMATOLOGY OFFIC	4,000,000	10/12/2023			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2515/1348	11/19/2021	WD Q	Q	V	01	780,000
GRANTOR: J H COBB PROPERTIES I						
GRANTEE: LINEAGE PROPERTIES						
1299/0527	3/02/2005	WD Q	Q	V		290,000
GRANTOR: SUMMER BEACH LTD						
GRANTEE: J H COBB PROPERTIES						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2025;ORIG=40,0] E24 S2 E59 N2 E24 S24 W2 S33 E2 S24 W24 N8 W59 W2 N41 W18 N8 W4 N24 \$						
LBG=[YR=2025;LABEL=15' H ceiling;ORIG=40,81] E24 N8 W2 N41 W18 S25 W4 S24 \$						
CAN=[YR=2025;ORIG=29,24] E11 E4 S8 S25 W4 S24 W11 N57 \$						
CAN=[YR=2025;ORIG=40,0] W11 S24 E11 N24 \$						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0462	ST/AL FNC	0	0	500	5			2,500.00	SF	10.00	2024		100	25,000	
2	0803	ASPHALT C	0	0	0	0			15,850.00	SF	2.00	2025	2024	100	31,700	
3	0812	CONCRETE C	0	0	0	0			10,150.00	SF	4.00	2025	2024	100	40,600	
4	0400	CONC CURB	0	0	0	0			550.00	LF	15.00	2025	2024	100	8,250	
5	0402	CONC BUMPE	0	0	0	0			42.00	UT	25.00	2025	2024	100	1,050	
6	0855	CONC PAVER	0	0	52	5			260.00	SF	10.00	2025	2024	100	2,600	
7	0812	CONCRETE C	0	0	800	6			4,800.00	SF	4.00	2025	2024	100	19,200	
8	0810	CONCRETE A	0	0	100	3			300.00	SF	6.50	2025	2024	100	1,950	
9	0810	CONCRETE A	0	0	12	12			144.00	SF	6.50	2025	2024	100	936	
10	1126	CB/STC 8"	0	0	38	8			304.00	SF	8.00	2025	2024	100	2,432	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	001901	C	MEDICAL OF	0		MU-1	0.00	0.00	114,560.00	SF		1.00	1.00	1.00	6.00	6.00	687,360								

