



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 90
Interior Wall	05	DRYWALL 10
Interior Floor	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	4	100
Frame	03	MASONRY 100
Story Height	10	100
RMS	2	100
Stories	1.	1. 100
Class	00	. 100
Units	0	100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	ONE I 90 Level 03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA
		06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	100	185	1998	185	3,097
AOF	644	185	1998	1,191	19,938
BAS	3,550	100	1993	3,550	59,427
CAN	16	30	1993	5	84
CAN	360	30	1993	108	1,808
UST	1,674	50	1993	837	14,012
TOTALS	6,344			5,876	98,364

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	
2	0511	GARAGE CB-	0	0	34	30	1,020.00	SF	40.00	40.00	
3	0505	FLAGPOLE A	0	0	0	0	40.00	LF	50.00	50.00	
4	7100	SPRAY BTH	0	0	0	0	1.00	UT	12,500.00	12,500.00	
5	0680	POLE SHED	0	0	36	20	720.00	SF	10.00	10.00	
6	0680	POLE SHED	0	0	0	0	596.00	SF	10.00	10.00	
7	0812	CONCRETE C	0	0	0	0	10,365.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002500	C	SRVC SHOPS	0	0004	C-1	210.00	210.00	44,100.00	SF	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2703	06	5,876	70.8492	33.48	196,728	1950	1967	0	0	0	50.00	50.00	
1 GARAGE - 0% - 0													
Heated Area: 4294													
HX Base Yr													
BLD DATE 10/29/2020 KK LGL DATE 04/29/2025 DC													
XF DATE 10/29/2020 KK LAND DATE													
INC DATE AG DATE													

TOTAL OB/XF													
65,209													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		98,364	
TOTAL MARKET OB/XF VALUE		65,209	
TOTAL LAND VALUE - MARKET		110,250	
TOTAL MARKET VALUE		273,823	
SOH/AGL Deduction		80,139	
ASSESSED VALUE		193,684	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		193,684	
TOTAL JUST VALUE		273,823	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		253,550	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9807110	ADDITION	7,500	07/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0156/0088	1/01/1973	WD	Q	I		10,000	
GRANTOR:							
GRANTEE:							
0156/0088	1/01/1973	WD	U	V		10,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UST=[YR=1993] W93 CAN=[YR=1993] N2 W18 S20 BAS=[YR=1993] W19 S29 E64 AOF=[YR=1998] S20 E18 CAN=[YR=1993] E4 N4 W4 S4\$ N4 E4 N26 W22 S10\$ N10 E22 S10 E44 N29 W111\$ E18 N18\$ S18 E93 N18\$ PTR= E15 AOF=[YR=1998] E10 S10 W10 N10\$ W15\$.											