



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	10	TERRAZZO	90
Interior Floor	07	CORK/VTILE	10
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		7	100
Frame	03	MASONRY	100
Story Height		10	100
RMS		3	100
Stories	1.	1.	100
Units		0	100
BUD4 Adjustme	25	.	100
BUD8 Adjustme	03	DIST HI	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,710	100	1993
BAS	330	100	1994
BAS	480	100	1994
TOTALS	2,520		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1402	04	2,520	113.6200	140.32	353,606	1979	1987	0	0	50.50	49.50

1 CONVSTORE - 0% - 0 Heated Area: 2520 HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			175,035
TOTAL MARKET OB/XF VALUE			17,421
TOTAL LAND VALUE - MARKET			94,534
TOTAL MARKET VALUE			286,990
SOH/AGL Deduction			0
ASSESSED VALUE			286,990
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			286,990
TOTAL JUST VALUE			286,990
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			293,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0798	REPAIR/RRF	3,600	11/07/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2463/1983	5/05/2021	SW	U	I	11	100

GRANTOR: PATEL ANIL  
GRANTEE: JAY KAIVAL MEERA LL  
1816/0474 9/26/2012 WD Q I 02 350,000  
GRANTOR: GRIFFIS INC  
GRANTEE: PATEL ANIL

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0812	CONCRETE C	0	0	0	0	9,044.00	SF	4.00	4.00	100
2	0524	PUMP ISLND	0	0	4	8	32.00	SF	4.50	4.50	100
3	4950	BOLLARD	0	0	0	0	25.00	UT	100.00	100.00	100
4	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100
5	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100
6	1100	VAC SYSTEM	0	0	0	0	1.00	UT	400.00	400.00	100
7	0810	CONCRETE A	0	0	0	0	336.00	SF	6.50	6.50	100
8	4310	CANOPIES F	0	0	24	24	576.00	UT	22.75	22.75	100

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	KK	LGL DATE	LAND DATE	AG DATE	DC				
09/24/2020	09/24/2020		KK								

15807 CR 108, HILLIARD

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W20 BAS=[YR=1994] W40 S12 BAS=[YR=1994] S30 E11 N30 W11\$ E40 N12\$ S12 W29 S30 E49 N42\$.											

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	001410	C	CONV STORE	0	0004	CN -	25.00	125.00	17,188.00	SF	1.00