



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	03	BELOW AVG. 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures	8	100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	3300	NIGHTCLUB/BARS

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4051.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	580	100	1993	580	27,043
BAS	874	100	1993	874	40,751
BAS	48	100	2008	48	2,238
BAS	96	100	2008	96	4,476
BAS	230	100	2008	230	10,724
DCK	121	10	1996	12	560
STP	21	10	2008	2	94

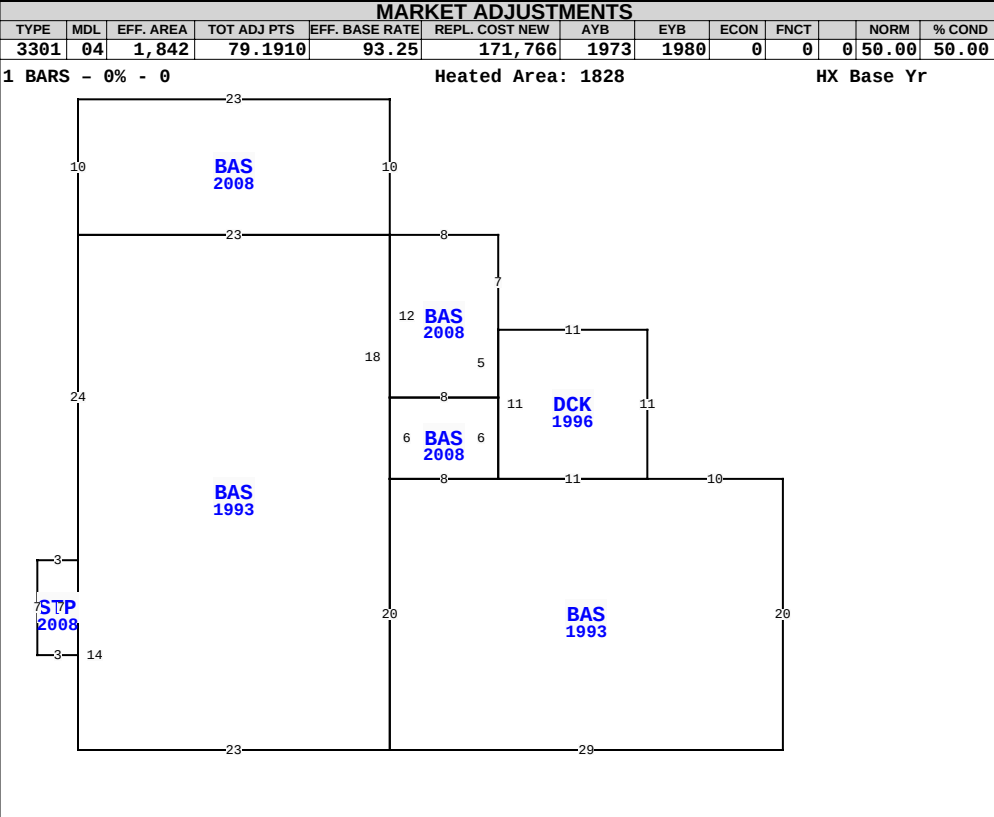
TOTALS	1,970			1,842	85,883
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EXTRA FEATURES					
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0424	CL FNC 6'	0	0	0	0	245.00	LF	20.00	20.00	100	2006	2006	3	66	3,234	
2	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2006	2006	3	66	462	
3	0306	BOAT RAMP	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	1998	1998	3	100	3,000	
4	0811	CONCRETE B	0	0	0	0	754.00	SF	5.20	5.20	100	2006	2006	3	86	3,372	
5	0351	CARPORT MT	0	0	18	18	324.00	SF	6.60	6.60	100	2007	2007	3	27	577	
6	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	72	216	
7	0423	CL FNC 5'	0	0	0	0	105.00	LF	6.85	6.85	100	2008	2008	3	72	518	
8	0351	CARPORT MT	0	0	31	18	558.00	SF	6.60	6.60	100	2008	2008	3	31	1,142	
9	0443	STK FNC 6'	0	0	0	0	36.00	LF	10.00	10.00	100	2008	2008	3	31	112	
10	1242	WD DECK A	0	0	0	0	721.00	SF	10.00	10.00	100	2008	2008	3	31	2,235	

LAND DESCRIPTION																	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	003300	C	NIGHT CLUB	0	0004	OR	416.00	416.00	68,750.00	SF		1.00	1.00	1.00	4.00	4.00	275,000
2	009620	C	MARSH	0	0004	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	100.00	100.00	300



BLD DATE	04/11/2022	KK	LGL DATE	
XF DATE	04/11/2022	KK	LAND DATE	03/18/2025
INC DATE			AG DATE	DC

TOTAL OB/XF																	
14,868																	

NASSAU COUNTY PROPERTY																	
PAGE 1 of 2																	4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		85,883
TOTAL MARKET OB/XF VALUE		22,925
TOTAL LAND VALUE - MARKET		275,300
TOTAL MARKET VALUE		384,108
SOH/AGL Deduction		109,384
ASSESSED VALUE		274,724
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		274,724
TOTAL JUST VALUE		384,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25647	REMODEL	5,411	03/01/2012
962239	NEW CONSTR	0	07/16/1996
962888	CHNGE SRVC	0	07/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1342/1151	8/17/2005	WD	Q	I		320,000	
GRANTOR: JONES DOUGLAS C & CAR							
GRANTEE: S A M S A LLC							
0939/0320	7/05/2000	WD	U	I	12	250,000	
GRANTOR: MONTICELLO SEBASTIAN							
GRANTEE: JONE DOUGLAS C & CA							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[YR=1993] W10DCK=[YR=1996] N11W11 BAS=[YR=2008] N7W8S12E8N5S11E11\$W11 BAS=[YR=2008] N6W8S6E8\$W8BAS=[YR=1993] N18 BAS=[YR=2008] N10W23S10E23\$W23S24 STP=[YR=2008] W3S7E3N7\$S14E23N20\$S20 E29N20\$.																	

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