



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	04	NONE 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		0 100	
Frame	02	WOOD FRAME 100	
Story Height		13 100	
RMS		3 100	
Stories	1.	1. 100	
Class	00	. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	2000	TRANSIT TERMINALS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	6,080	100	1993
TOTALS	6,080		74,784

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND																
2803	06	6,080	70.2758	30.75	186,960	1945	1945		0	10	50.00	40.00																
4 AIR HANGAR - 0% - 0 Heated Area: 6080 HX Base Yr																												
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>07/20/2020</th> <th>KK</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>07/20/2020</th> <th>KK</th> <th>LAND DATE</th> <th>04/11/2025</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th>MLU</th> </tr> </thead> </table>														BLD DATE	07/20/2020	KK	LGL DATE		XF DATE	07/20/2020	KK	LAND DATE	04/11/2025	INC DATE			AG DATE	MLU
BLD DATE	07/20/2020	KK	LGL DATE																									
XF DATE	07/20/2020	KK	LAND DATE	04/11/2025																								
INC DATE			AG DATE	MLU																								

NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		169,563	
TOTAL MARKET OB/XF VALUE		200,305	
TOTAL LAND VALUE - MARKET		654,550	
TOTAL MARKET VALUE		1,024,418	
SOH/AGL Deduction		592,057	
ASSESSED VALUE		432,361	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		432,361	
TOTAL JUST VALUE		1,024,418	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		989,757	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22581	ELEC OTHER	0	04/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2676/1855	10/18/2023	QC	U	I	11	100
GRANTOR: RYERSON DEBI						
GRANTEE: FIRST AMELIA ENTERP						
1882/0883	7/10/2013	QC	U	I	11	100
GRANTOR: MORSE WILLIAM DAVID						
GRANTEE: RYERSON DEBI & RICK						

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	0812	CONCRETE C	0	0	129	60	187,740.00	SF	4.00	4.00	30	1980	1980	3	20	150,192	
2	0803	ASPHALT C	0	0	0	0	9,877.00	SF	2.00	2.00	100	1980	1980	3	50	9,877	
3	0819	CONC 12"	0	0	34	6	204.00	SF	9.50	9.50	100	1970	1970	3	20	388	
4	1122	CB 6"	0	0	128	0	256.00	SF	5.85	5.85	100	1980	1980	3	30	449	
5	0092	AUTO GATE	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	2000	2000	3	20	1,400	
6	0462	ST/AL FNC	0	0	22	5	110.00	SF	10.00	10.00	100	2000	2000	3	27	297	
7	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1980	1980	3	20	864	
8	0680	POLE SHED	0	0	24	24	576.00	SF	10.00	10.00	100	1980	1980	3	20	1,152	
9	0424	CL FNC 6'	0	0	0	0	443.00	LF	20.00	20.00	100	1980	1980	3	20	1,772	
10	0426	CL FNC 12'	0	0	0	0	38.00	LF	15.60	15.60	100	1980	1980	3	20	119	

TOTAL OB/XF														166,510										
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002000	C	AIRPORT	0	0006	OR	0.00	0.00	7.63	AC		1.00	1.00	1.00	85,000.00	85,000.00	648,550							
2	009400	C	RIGHT-OF-WAY	0		OR			6.00	AC		1.00	1.00	1.00	1,000.00	1,000.00	6,000							

BUILDING NOTES													
BAS=[YR=1993] W76 S80 E76 N80 \$.													

BUILDING DIMENSIONS													
BAS=[YR=1993] W76 S80 E76 N80 \$.													

REVIEW DATE 07/20/2020 BY KK																								
Total Acres: 13.63					Total Land Value: 654,550					Market: 0					Agricultural: 0					Common: 654,550				
PRINTED 07/30/2025 BY SYS																								

