



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	04	ROOF TOP 100
Heating Type	03	FORCED AIR 100
Fixtures		3 100
Frame	05	STEEL 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1410	CONVENIENCE STORES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	161	100	2003	161	27,081

TOTALS	161			161	27,081
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0400	CONC CURB	0	0	0	0	445.00	LF	15.00	15.00	
2	0940	SHEDS/PORT	0	0	8	8	64.00	SF	21.30	21.30	
3	0812	CONCRETE C	0	0	0	0	15,834.00	SF	4.00	4.00	
4	0424	CL FNC 6'	0	0	0	0	30.00	LF	20.00	20.00	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	
6	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	
7	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	
8	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	
9	4310	CANOPIES F	0	0	112	24	2,688.00	UT	22.75	22.75	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001410	C	CONV STORE	0	0003	CI	0.00	0.00	28,837.00	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1403	04	161	76.1670	187.94	30,258	2003	2003	0	0	10.50	89.50
1 PR/FAB@GST - 0% - 0											
Heated Area: 161 HX Base Yr											
BAS 2003											

BLD DATE	02/04/2022	KK	LGL DATE	
XF DATE	02/04/2022	KK	LAND DATE	04/25/2025
INC DATE			AG DATE	DC

TOTAL OB/XF											
72,151											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		27,081	
TOTAL MARKET OB/XF VALUE		72,151	
TOTAL LAND VALUE - MARKET		346,044	
TOTAL MARKET VALUE		445,276	
SOH/AGL Deduction		86,442	
ASSESSED VALUE		358,834	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		358,834	
TOTAL JUST VALUE		445,276	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		388,054	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003562	REMODEL	90,000	04/21/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD

BUILDING NOTES					
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BUILDING DIMENSIONS					
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BAS=[YR=2003] W23S7E23N7S.					
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