

REVIEW DATE 04/16/2025 BY KW Total Acres: 0.00 Total Land Value: 319,500 Market: 0 Agricultural: 0 Common: 319,500 PRINTED 07/30/2025 BY SYS



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	08	SHT VINYL 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	6	100
Frame	05	STEEL 100
Story Height		18 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	780	100	1995	780	88,954
BAS	1,000	100	1995	1,000	114,043
CAN	160	30	2021	48	5,474
UCP	1,740	20	2025	348	39,687
UGR	1,320	40	1995	528	60,215
TOTALS	5,000			2,704	308,372

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
11	0940	SHEDS/PORT	0	0	9	4	36.00	SF	30.00	30.00	
12	0819	CONC 12"	0	0	0	0	680.00	SF	9.50	9.50	
13	0940	SHEDS/PORT	0	0	7	4	28.00	SF	30.00	30.00	
14	0972	ST LGHT UN	0	0	0	0	1.00	UT	1,265.00	1,265.00	
15	1091	T SCALE 30	0	0	0	0	1.00	UT	25,000.00	25,000.00	
16	0803	ASPHALT C	0	0	0	0	16,000.00	SF	2.00	2.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

2 RETAILSTOR - 0% - 0

Heated Area: 1780

HX Base Yr

BLD DATE	04/16/2025	KW	LGL DATE	
XF DATE	04/16/2025	KW	LAND DATE	05/09/2025
INC DATE			AG DATE	MLU

TOTAL OB/XF											
59,954											

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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 2 of 2	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		426,336	
TOTAL MARKET OB/XF VALUE		101,931	
TOTAL LAND VALUE - MARKET		319,500	
TOTAL MARKET VALUE		847,767	
SOH/AGL Deduction		137,819	
ASSESSED VALUE		709,948	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		709,948	
TOTAL JUST VALUE		847,767	
NCON VALUE		65,268	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		730,676	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2518/1677	12/01/2021	WD	U	V	11	100	
GRANTOR: BLACKSHEAR J DAWSON J							
GRANTEE: L & D REALTY CAPITA							
2117/1906	5/03/2017	WD	U	I	37	143,600	
GRANTOR: B S C M INC							
GRANTEE: BLACKSHEAR J DAWSON							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UCP=[YR=2025;ORIG=0,0] E30 S58 W10 W20 N12 N46 \$											
UGR=[YR=1995;ORIG=0,0] W30 S42 E15 S4 E15 N46 \$											
BAS=[YR=1995;LABEL=hair salon;ORIG=0,70] S38 E20 N50 W20 S12 \$											
AOF=[YR=1995;ORIG=-30,42] S28 E30 N12 N12 W15 N4 W15 \$											
CAN=[YR=2021;ORIG=0,108] S8 E20 N8 W20 \$											