



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	9	100
Frame	03	MASONRY 100
Story Height	9	100
RMS	7	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	1100	STORES, 1 STORY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	64	100	2003	64	4,275
BAS	2,396	100	1993	2,396	160,029
CAN	480	30	1993	144	9,618
FST	180	50	1993	90	6,011
UOP	25	20	2005	5	334
TOTALS	3,145			2,699	180,266

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	0	0	0	12,800.00	SF	2.00	2.00	
2	0811	CONCRETE B	0	0	60	20	1,200.00	SF	5.20	5.20	
3	0443	STK FNC 6'	0	0	0	0	84.00	LF	10.00	10.00	
4	0978	SECURTY LT	0	0	0	0	2.00	UT	225.00	225.00	
5	0424	CL FNC 6'	0	0	0	0	82.00	LF	20.00	20.00	
6	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	001100	C	STORE 1FLR	0	0004	CG	142.00	220.00	32,113.00	SF	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1101	04	2,699	95.7528	133.58	360,532	1984	1984	0	0	0	50.00	50.00	
1 RETAILSTOR - 0% - 0													
Heated Area: 2460													
HX Base Yr													
BLD DATE: 03/18/2025 MLU													
XF DATE: 03/18/2025 MLU													
INC DATE: 03/18/2025 MLU													

TOTAL OB/XF													
17,558													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	180,266		
TOTAL MARKET OB/XF VALUE	17,558		
TOTAL LAND VALUE - MARKET	128,452		
TOTAL MARKET VALUE	326,276		
SOH/AGL Deduction	72,005		
ASSESSED VALUE	254,271		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	254,271		
TOTAL JUST VALUE	326,276		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	298,291		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P037414	REMODEL	0	12/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2773/1468	2/18/2025	TD	U	I	11	100
GRANTOR: MCCORMICK DEWAYNE D						
GRANTEE: MCCORMICK DEWAYNE D						
1831/1427	12/26/2012	WD	U	I	12	100
GRANTOR: 445 SOUTH INC ETAL						
GRANTEE: MCCORMICK EDWARD LE						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W15 BAS=[YR=1993] W8 UOP=[YR=2005] N5 W5 S5 E5\$ W37 S36 AOF=[YR=2003] S8 CAN=[YR=1993] S8 E60 N8 W60\$ E8 N8 W8\$ E8 S8 E52 N32 W15 N12\$ S12 E15 N12\$.											