



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	07	CORK/VILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	21	100
Frame	03	MASONRY 100
Story Height		12 100
RMS		23 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

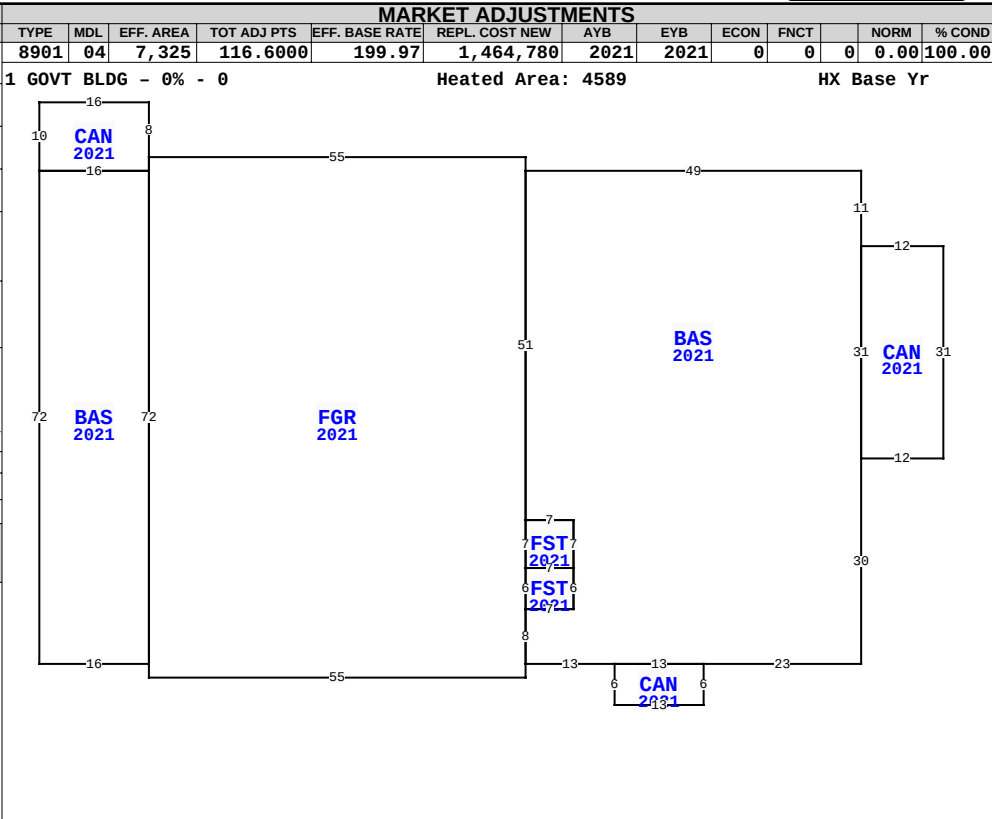
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2021	1,152	230,365
BAS	3,437	100	2021	3,437	687,297
CAN	78	30	2021	23	4,599
CAN	160	30	2021	48	9,599
CAN	372	30	2021	112	22,397
FGR	4,180	60	2021	2,508	501,525
FST	42	50	2021	21	4,199
FST	49	50	2021	24	4,799

TOTALS	9,470			7,325	1,464,780
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0803	ASPHALT C	0	0	0	20,116.00	SF	2.00	2.00
2	0400	CONC CURB	0	0	0	669.00	LF	15.00	15.00
3	0812	CONCRETE C	0	0	0	1,682.00	SF	4.00	4.00
4	6002	EL ROLL DR	0	0	0	6.00	UT	900.00	900.00
5	0972	ST LGHT UN	0	0	0	5.00	UT	2,530.00	2,530.00
6	0975	ST LT/ARM	0	0	0	1.00	UT	500.00	500.00
7	0092	AUTO GATE	0	0	0	1.00	UT	3,500.00	3,500.00
8	0505	FLAGPOLE A	0	0	0	30.00	LF	50.00	50.00
9	0418	EXHST FAN	0	0	0	1.00	UT	400.00	400.00
10	1123	CB 8"	0	0	10	40.00	SF	6.15	6.15

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	008600	C	COUNTY	0		PUD	0.00	0.00	87,556.00



BLD DATE	05/05/2022	KK	LGL DATE	
XF DATE			LAND DATE	05/05/2022
INC DATE			AG DATE	KK

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	0803	ASPHALT C	0	0	0	20,116.00	SF	2.00	2.00	100	2021	2021	3	86	34,600	
2	0400	CONC CURB	0	0	0	669.00	LF	15.00	15.00	100	2021	2021	3	99	9,935	
3	0812	CONCRETE C	0	0	0	1,682.00	SF	4.00	4.00	100	2021	2021	3	99	6,661	
4	6002	EL ROLL DR	0	0	0	6.00	UT	900.00	900.00	100	2021	2021	3	90	4,860	
5	0972	ST LGHT UN	0	0	0	5.00	UT	2,530.00	2,530.00	100	2021	2021	3	96	12,144	
6	0975	ST LT/ARM	0	0	0	1.00	UT	500.00	500.00	100	2021	2021	3	96	480	
7	0092	AUTO GATE	0	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	90	3,150	
8	0505	FLAGPOLE A	0	0	0	30.00	LF	50.00	50.00	100	2021	2021	3	90	1,350	
9	0418	EXHST FAN	0	0	0	1.00	UT	400.00	400.00	100	2021	2021	3	90	360	
10	1123	CB 8"	0	0	10	40.00	SF	6.15	6.15	100	2021	2021	3	99	244	

TOTAL OB/XF										73,784									
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
1	008600	C	COUNTY	0		PUD	0.00	0.00	87,556.00	SF		1.00	1.00	1.00	1.25	1.25	109,445		

NASSAU COUNTY PROPERTY				PAGE 1 of 3	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:			
BUILDING MARKET VALUE		1,464,780			
TOTAL MARKET OB/XF VALUE		155,802			
TOTAL LAND VALUE - MARKET		109,445			
TOTAL MARKET VALUE		1,730,027			
SOH/AGL Deduction		0			
ASSESSED VALUE		1,730,027			
TOTAL EXEMPTION VALUE		03 1,730,027			
BASE TAXABLE VALUE		0			
TOTAL JUST VALUE		1,730,027			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,731,325			

FIRE STATION #71			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002056	NEW CONSTR	1,030,779	06/05/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1870/1619	7/16/2013	WD U	V	V	11	100	
GRANTOR: HERON ISLES JOINT VEN							
GRANTEE: BOARD OF COUNTY COM							
1281/1581	12/17/2004	WD Q	V	V	03	100	
GRANTOR: HERON ISLES JOINT VEN							
GRANTEE: BOARD OF COUNTY COM							

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=2021;ORIG=-61,-11] N2 W55 S2 S72 S2 E55 N2 N8 N6 N7 N51 \$									
BAS=[YR=2021;ORIG=-12,0] N11 W49 S51 E7 S7 S6 W7 S8 E13 E13 E23 N30 N31 \$									
CAN=[YR=2021;ORIG=-132,-11] S72 E16 N72 W16 \$									
CAN=[YR=2021;ORIG=0,0] W12 S31 E12 N31 \$									
CAN=[YR=2021;ORIG=-116,-13] N8 W16 S10 E16 N2 \$									
CAN=[YR=2021;ORIG=-48,61] S6 E13 N6 W13 \$									
FST=[YR=2021;ORIG=-61,47] N7 E7 S7 W7 \$									
FST=[YR=2021;ORIG=-61,53] N6 E7 S6 W7 \$									

