



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	01	TYP WD 100
Story Height		10 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	1720	MEDICAL OFFICE

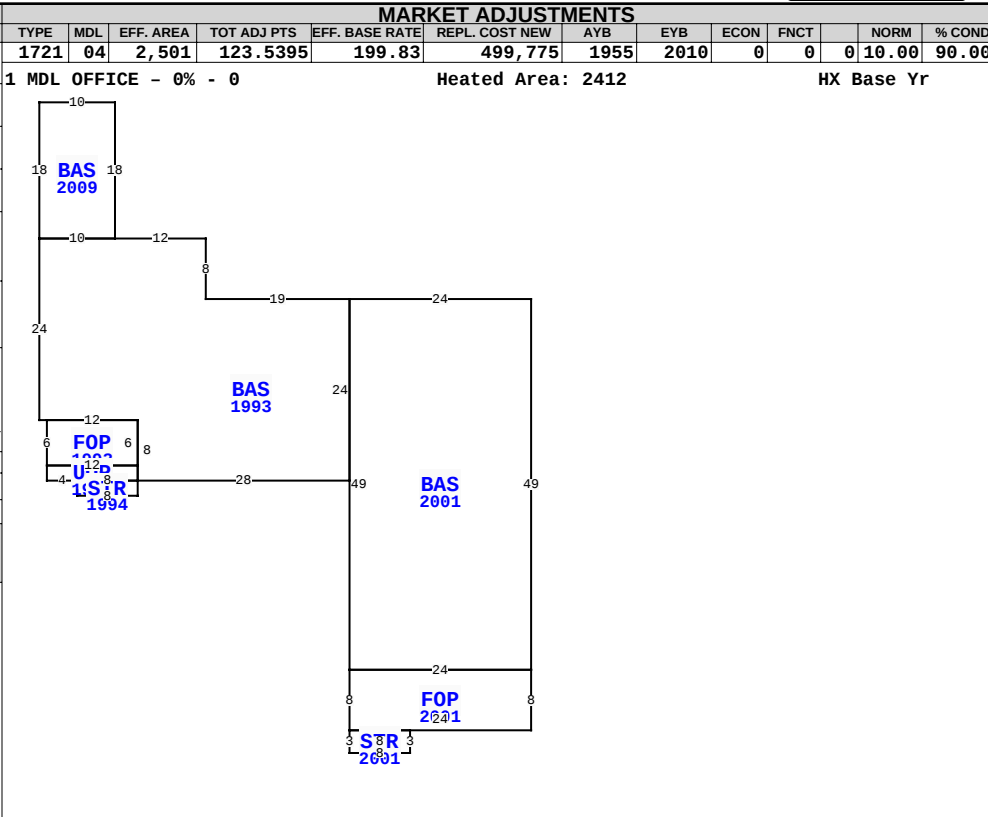
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1993	1,056	189,918
BAS	1,176	100	2001	1,176	211,500
BAS	180	100	2009	180	32,372
FOP	72	30	1993	22	3,956
FOP	192	30	2001	58	10,431
STR	16	10	1994	2	360
STR	24	10	2001	2	360
UOP	24	20	1994	5	899

TOTALS	2,740			2,501	449,798
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1242	WD DECK A	0	0	21	4	84.00	SF	10.00
2	0812	CONCRETE C	0	0	0	0	5,230.00	SF	4.00
3	0402	CONC BUMPE	0	0	0	0	11.00	UT	25.00
4	0812	CONCRETE C	0	0	0	0	5,281.00	SF	4.00
5	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00
6	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00
7	1242	WD DECK A	0	0	19	4	76.00	SF	10.00
8	1242	WD DECK A	0	0	0	0	184.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001901	C	MEDICAL OF	0		CG	0.00	0.00	15,000.00
2	000100	C	RES	0		OR	0.00	0.00	0.66



BLD DATE	11/08/2017	KK	LGL DATE	
XF DATE			LAND DATE	03/21/2025
INC DATE			AG DATE	DC

TOTAL OB/XF									
33,725									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001901	C	MEDICAL OF	0		CG	0.00	0.00	15,000.00
2	000100	C	RES	0		OR	0.00	0.00	0.66

TOTAL OB/XF									
33,725									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001901	C	MEDICAL OF	0		CG	0.00	0.00	15,000.00
2	000100	C	RES	0		OR	0.00	0.00	0.66

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	449,798		
TOTAL MARKET OB/XF VALUE	33,725		
TOTAL LAND VALUE - MARKET	116,100		
TOTAL MARKET VALUE	599,623		
SOH/AGL Deduction	143,907		
ASSESSED VALUE	455,716		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	455,716		
TOTAL JUST VALUE	599,623		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	578,711		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11398	REPAIR/RRF	12,000	07/01/2008
M13918	XFOB	250	06/01/2008
B21432	ADDITION	40,280	05/01/2008
E07252	CHNGE SRVC	4,000	09/01/2000
974203	REMODEL	27,500	08/01/1997
95-02154	REMODEL	7,488	08/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2289/0545	7/10/2019	WD	Q	I	01	400,000	
GRANTOR: NASSAU VETERINARY HOS							
GRANTEE: DYLHARP LLC							
1551/0725	2/15/2008	WD	Q	I	01	100	
GRANTOR: CARTER KIMBERLY A							
GRANTEE: CARTER RICHARD K							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W24 BAS=[YR=1993] W19 N8 W12 BAS=[YR=2009] N18 W10 S18 E10\$ W10 S24 E1 FOP=[YR=1993] S6 UOP=[YR=1994] S2 E4 STR=[YR=1994] S2 E8 N2 W8\$ E8 N2 W12\$ E12 N6 W12\$ E12 S8 E28 N24\$ S49 FOP=[YR=2001] S8 STR=[YR=2001] S3 E8 N3 W8\$ E24 N8 W24\$ E24 N49\$.									