

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	01	FLAT	100
Roof Cover	04	BUILT-UP	100
Interior Wall	01	MINIMUM	100
Interior Floor	03	CONC FINSH	80
Interior Floor	07	CORK/VTILE	20
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		3	100
Frame	03	MASONRY	100
Story Height		10	100
RMS		3	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	06	DIST 1D	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
BAS	1,700	100	1993
CAN	400	30	1994
SFB	700	80	2009
TOTALS	2,800		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	RETAILSTOR	- 0%	- 2025									Heated Area: 2260	HX Base Yr

NASSAU COUNTY PROPERTY				PAGE 1 of 3	6	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 6		Tax Dist:				
BUILDING MARKET VALUE		217,521				
TOTAL MARKET OB/XF VALUE		26,818				
TOTAL LAND VALUE - MARKET		381,620				
TOTAL MARKET VALUE		625,959				
SOH/AGL Deduction		0				
ASSESSED VALUE		625,959				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		625,959				
TOTAL JUST VALUE		625,959				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		337,111				
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
E996301	CHNGE SRVC	0	10/01/1999			
E974324	CHNGE SRVC	0	12/01/1997			
R95341	REPAIR/RRF	3,250	05/01/1995			
4175	N/A	7,500	06/16/1987			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2772/958	3/05/2025	WD	U	V	37	95,000
GRANTOR: TAYLOR ERNESTINE R						
GRANTEE: FATMAN LLC						
2721/438	5/30/2024	WD	U	I	11	100
GRANTOR: HIGGINBOTHAM JIMMY L						
GRANTEE: FATMAN LLC						
BUILDING NOTES						
BUILDING DIMENSIONS						
SFB=[YR=2009] W50 S12 BAS=[YR=1993] S36 CAN=[YR=1994] S8 E50 N8 W50 \$ E50 N26 W10 N10 W40 \$ E40 S10 E10 N22 \$ .						

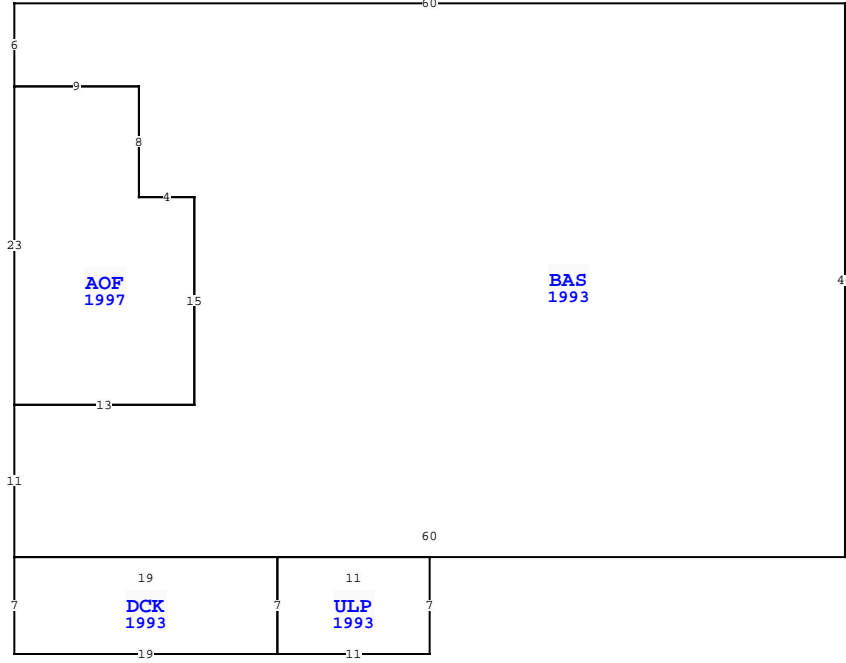
EXTRA FEATURES														TOTAL OB/XF		26,818	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0430	CL FNC 6B	0	0	0	0	192.00	LF	9.70	9.70	100	1995	1995	3	32	596	
2	0680	POLE SHED	0	0	60	40	2,400.00	SF	10.00	10.00	100	2024	2023		98	23,520	
3	0464	FNC GT 10'	0	0	0	0	1.00	UT	437.50	437.50	100	1995	1995	3	32	140	
4	0430	CL FNC 6B	0	0	0	0	150.00	LF	9.70	9.70	100	1997	1997	3	39	567	
5	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1983	1983	3	20	80	
6	1242	WD DECK A	0	0	10	6	60.00	SF	10.00	10.00	100	1983	1983	3	20	120	
7	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	1983	1983	3	51.5	39	
8	0803	ASPHALT C	0	0	70	19	1,330.00	SF	2.00	2.00	100	2011	2011	3	66	1,756	

LAND DESCRIPTION														TOTAL OB/XF		26,818								
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	DENSITY	DECL	FRZ	YR	CONSRV
1	001100	C	STORE 1FLR	0	0004	CI	210.00	180.00	38,434.00	SF		1.00	1.00	1.00	5.00	5.00	192,170							
2	001000	C	COMMERCIAL	0	0004	CI	110.00	530.00	20,040.00	SF		1.00	1.00	1.00	5.00	5.00	100,200							
3	000100	C	RES	0		RM	0.00	0.00	2.55	AC		1.00	1.00	1.00	35,000.00	35,000.00	89,250							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	100
Interior Floor	14	CARPET	90
Interior Floor	11	CLAY TILE	10
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		2	100
Frame	03	MASONRY	100
Story Height		11	100
RMS		5	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	06	DIST 1D	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
AOF	267	100	1997
BAS	2,133	100	1993
DCK	133	10	1993
ULP	77	15	1993
TOTALS	2,610		
		2,425	87,191

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2501	04	2,425	83.8635	71.91	174,382	1983	1983	0	0	50.00	50.00
3 SERV SHOP - 0% - 2025 Heated Area: 2400 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 3 of 3	6
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Tax Group: 6		Tax Dist:	
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TOTAL MARKET VALUE			625,959
SOH/AGL Deduction			0
ASSESSED VALUE			625,959
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			625,959
TOTAL JUST VALUE			625,959
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			337,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2772/958	3/05/2025	WD	U	V	37	95,000
GRANTOR: TAYLOR ERNESTINE R						
GRANTEE: FATMAN LLC						
2721/438	5/30/2024	WD	U	I	11	100
GRANTOR: HIGGINBOTHAM JIMMY L						
GRANTEE: FATMAN LLC						

BLD DATE		09/22/2020	KK	LGL DATE	05/09/2025	DC
XF DATE		09/22/2020	KK <td colspan="2">LAND DATE</td> <td></td>	LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BAS=[YR=1993] W60 S6 AOF=[YR=1997] S23 E13 N15 W4 N8 W9 \$ E9 S8 E4 S15 W13 S11 DCK=[YR=1993] S7 E19 ULP=[YR=1993] E11 N7 W11 S7 \$ N7 W19 \$ E60 N40 \$ .	

EXTRA FEATURES																
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

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV