



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		15	CONC BLOCK 100		
Roof Structur		01	FLAT 100		
Roof Cover		04	BUILT-UP 100		
Interior Wall		01	MINIMUM 100		
Interior Floo		03	CONC FINSH 100		
Ceiling		02	F.NOT SUS 100		
Air Condition		01	NONE 100		
Heating Type		01	NONE 100		
Plumbing			6 100		
Frame		03	MASONRY 100		
Story Height			12 100		
RMS			4 100		
Stories		1.	1. 100		
Class		00	. 100		
Units			0 100		
BUD8 Adjustme		06	DIST 1D 100		
Occupancy		00	NONE 100		
Quality		02	Quality Level 02		
DOR CODE		2500	REPAIR SERVICE		
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	444	185	1993	821	25,242
BAS	133	100	1993	133	4,089
BAS	728	100	1993	728	22,383
BAS	203	100	1994	203	6,241
UCP	352	40	1993	141	4,335
UCP	480	40	1993	192	5,903
TOTALS		2,340		2,218	68,192

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2501	06	2,218	71.7051	61.49	136,385	1948	1980		0	0	50.00	50.00	
1 SERV SHOP - 0% - 0													
Heated Area: 1508													
HX Base Yr													
19 11 28 16 7 7 14 22 12 7 18 26 19 12 25 16 30 3 24 20													
BAS 1993 BAS 1994 AOF 1993 BAS 1993 UCP 1993													
BLD DATE 10/02/2020 XF DATE 10/02/2020 INC DATE													
KK KK KK													
LGL DATE LAND DATE AG DATE													
05/09/2025 DC													

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
1	0424	CL FNC 6'	0	0	0	0	691.00	LF	20.00	20.00	100	1991	1991
2	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2000	2000
3	0972	ST LGHT UN	0	0	0	0	2.00	UT	1,265.00	1,265.00	100	1970	1970
4	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	1970	1970
5	0810	CONCRETE A	0	0	0	0	400.00	SF	6.50	6.50	100	2000	2000
6	0423	CL FNC 5'	0	0	0	0	120.00	LF	6.85	6.85	100	2000	2000
7	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2014	2014
TOTAL OB/XF 10,050													

LAND DESCRIPTION													
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
1	002500	C	SRVC SHOPS	0	0004	RM	202.00	300.00	23,520.00	SF		1.00	1.00
2	000100	C	RES	0		RM	0.00	0.00	0.53	AC		1.00	1.00
TOTAL ADJ 5.00													
ADJ UNIT PRICE 5.00													
LAND VALUE 117,600													
OTHER ADJUSTMENTS AND NOTES													
YEAR DENSITY DECL FRZ YR CONSRV													

NASSAU COUNTY PROPERTY													
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VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 6										Tax Dist:			
BUILDING MARKET VALUE										68,192			
TOTAL MARKET OB/XF VALUE										10,050			
TOTAL LAND VALUE - MARKET										136,150			
TOTAL MARKET VALUE										214,392			
SOH/AGL Deduction										29,765			
ASSESSED VALUE										184,627			
TOTAL EXEMPTION VALUE										0			
BASE TAXABLE VALUE										184,627			
TOTAL JUST VALUE										214,392			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										167,843			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2684/565	11/17/2023	WD	U	I	16	175,000			
GRANTOR: GRIFFIN ANDREW									
GRANTEE: GRIFFIN ANDREW & CH									
1281/0427	12/15/2004	WD	Q	I	06	75,000			
GRANTOR: CANANDAY JOSEPH D &									
GRANTEE: GRIFFIN ANDREW & CO									

BUILDING NOTES													

BUILDING DIMENSIONS													
UCP=[YR=1993] W16 BAS=[YR=1993] W28 BAS=[YR=1994] W11													
BAS=[YR=1993] W19 S7 AOF=[YR=1993] S19 E30 N12 W18 N7 W12 \$													
E19 N7 \$ S7 W7 S7 E18 N14 \$ S26 E3 UCP=[YR=1993] S20 E24 N20													
W24 \$ E25 N26 \$ S22 E16 N22 \$.													