PT JOHN LOW GRANT
SEC 51-3N-27E IN OR 960/825
(EX ESMT OR 363/750 &

COCHRAN MARK DENNIS/MAVIS TIRE SUPPLY LLC
ATTN: LEASE ADMINISTRATION, 358 SAW MILL RIVER RD
MILLWOOD, NY 10546

2025

51-3N-27-0000-0013-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

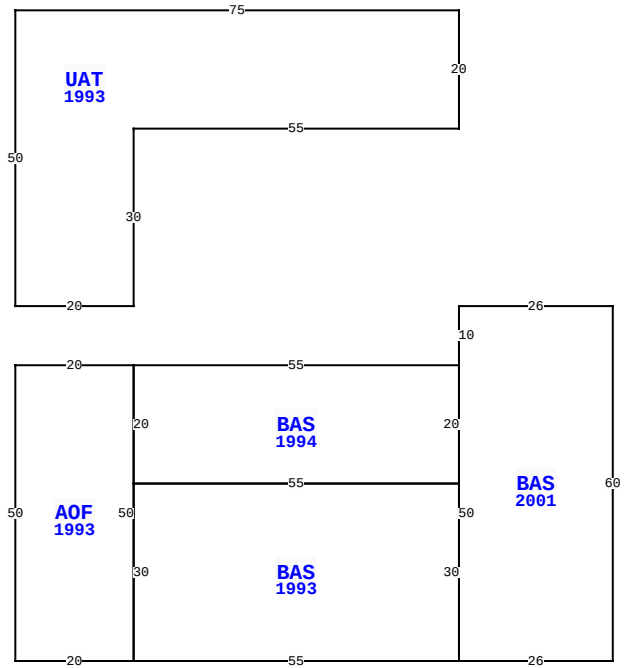
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	2700	VEH SALE/REPAIR
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	1,000	185	1993	1,850	67,017
BAS	1,650	100	1993	1,650	59,772
BAS	1,100	100	1994	1,100	39,848
BAS	1,560	100	2001	1,560	56,511
UAT	2,100	10	1993	210	7,608
TOTALS	7,410			6,370	230,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	6,370	84.4942	72.45	461,506	1982	1982	0	0	0	50.00	50.00

1 SERV SHOP – 0% - 0 Heated Area: 5520 HX Base Yr



463118 SR 200, YULEE

BLD DATE	11/25/2020 KK	LGL DATE	
XF DATE	11/25/2020 KK	LAND DATE	03/18/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	230,753
TOTAL MARKET OB/XF VALUE	21,428
TOTAL LAND VALUE - MARKET	705,670
TOTAL MARKET VALUE	957,851
SOH/AGL Deduction	444,646
ASSESSED VALUE	513,205
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	513,205
TOTAL JUST VALUE	957,851
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	677,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006929	REPAIR/RRF	18,000	08/25/2020
R013330	REPAIR/RRF	0	06/01/2001
SU990144	REMODEL	4,000	05/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0960/0825	12/01/2000	QC	U	I	07	100
GRANTOR: COCHRAN ALVIE						
GRANTEE: COCHRAN MARK DENNIS						
0397/0097	8/01/1983	WD	Q	I		56,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W55 AOF=[YR=1993] W20 S50 E20N50$S20 E55
BAS=[YR=1993] W55S30 E55N30$N20$ BAS=[YR=2001] S50 E26 N60
W26 S10$ PTR=N40 UAT=[YR=1993] N20 W75 S50 E20N30 E55 $
S40$.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	0	0	0	11,781.00	SF	4.00	4.00	100	1982	1982	3	35	16,493	
2	6001	ROLLUP DR	0	0	0	0	5.00	UT	400.00	400.00	100	1982	1982	3	20	400	
3	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00	400.00	100	2001	2001	3	20	320	
4	0812	CONCRETE C	0	0	0	0	1,220.00	SF	4.00	4.00	100	2001	2001	3	79	3,855	
5	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	1982	1982	3	20	360	

LAND DESCRIPTION

TOTAL OB/XF 21,428

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002700	C	AUTO SALES	0		CG	240.00	350.00	70,567.00	SF		1.00	1.00	1.00	10.00	10.00	705,670							

REVIEW DATE 11/25/2020 BY KK Total Acres: 1.62 Total Land Value: 705,670 Market: 0 Agricultural: 0 Common: 705,670 PRINTED 07/30/2025 BY SYS