



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	04	PLYWOOD 100			
Interior Floor	13	LVT/LAMNT 100			
Ceiling	03	PART.FIN. 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		2 100			
Frame	02	WOOD FRAME 100			
Story Height		8 100			
RMS		2 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	1100	STORES, 1 STORY			
MAP NUM		MKT AREA			03
NEIGHBORHOOD/LOC	3016.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,125	100	1993	1,125	68,445
CAN	216	30	1993	65	3,955
STR	20	10	1994	2	122
TOTALS	1,361			1,192	72,522

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
1101	04	1,192	82.2150	121.68	145,043	1973	1983	0	0	0	50.00	50.00	
1 RETAILSTOR 0% - 0 Heated Area: 1125 HX Base Yr													

BLD DATE	01/29/2018	KK	LGL DATE	
YE DATE	01/29/2018	KK	LAND DATE	05/07/2026
INC DATE				DC

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 8		Tax Dist:			
BUILDING MARKET VALUE		72,522			
TOTAL MARKET OB/XF VALUE		13,378			
TOTAL LAND VALUE - MARKET		330,604			
TOTAL MARKET VALUE		416,504			
SOH/AGL Deduction		0			
ASSESSED VALUE		416,504			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		416,504			
TOTAL JUST VALUE		416,504			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		404,251			

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	1242	WD DECK A	0	0	0	0	201.00	SF	10.00	10.00	100	1994	1994
2	0810	CONCRETE A	0	0	0	0	190.00	SF	6.50	6.50	100	1994	1994
3	0855	CONC PAVER	0	0	0	0	719.00	SF	10.00	10.00	100	2010	2010
4	0462	ST/AL FNC	0	0	6	4	24.00	SF	10.00	10.00	100	2010	2010
5	1129	STONE 8"	0	0	0	0	175.00	SF	15.75	15.75	100	2010	2010
6	1076	TRELLIS A	0	0	10	10	100.00	SF	7.50	7.50	100	2010	2010
7	0646	LWN SPRK H	0	0	0	0	4.00	UT	2.00	2.00	100	2010	2010
8	0648	LIGHTS-AV	0	0	0	0	6.00	UT	140.00	140.00	100	2010	2010
9	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2013	2013
TOTAL OB/XF 13,378													

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	001100	C	STORE 1FLR	0	0004	PUD	0.00	0.00	32,254.00	SF		1.00	1.00
TOTAL ADJ 1.00													
UNIT PRICE 10.25													
ADJ UNIT PRICE 10.25													
LAND VALUE 330,604													
OTHER ADJUSTMENTS AND NOTES													
YEAR DENSITY DECL FRZ YR CONSRV													