



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	19	COMMON BRK 40
Roof Structure	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 80
Interior Wall	04	PLYWOOD 20
Interior Floor	08	SHT VINYL 90
Interior Floor	14	CARPET 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	QWERTYCCey00 02
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1095.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,671	100
CAN	276	30
DCK	100	10
FST	561	50
PTO	28	5
TOTALS	2,636	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	RETAILSTOR	0%	2026									
Heated Area: 1671 HX Base Yr												
TOTALS	2,636			2,045	24,139							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY				Tax Group: 2	
BUILDING MARKET VALUE				Tax Dist:	
TOTAL MARKET OB/XF VALUE				24,139	
TOTAL LAND VALUE - MARKET				8,528	
TOTAL MARKET VALUE				400,000	
SOH/AGL Deduction				432,667	
ASSESSED VALUE				0	
TOTAL EXEMPTION VALUE				432,667	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				432,667	
NCON VALUE				0	
INCOME VALUE				381,378	
PREVIOUS YEAR MKT VALUE					
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2807/1166	8/05/2025	QC	U	I	11
GRANTOR: FIREX LLC				SALE PRICE	
GRANTEE: 501 AMELIA LLC				100	
2364/1804				5/29/2020	
GRANTOR: EISENHOUR JOHN M & PI				WD Q I 01	
GRANTEE: FIREX LLC				355,000	
BUILDING NOTES					
BUILDING DIMENSIONS					
FST=[YR=1993] W10 PTO=[YR=1993] N4 W7 S4 E7 \$ W7					
BAS=[YR=1993] N4W29 S50 CAN=[YR=2008] S6E16DCK=[YR=2008]					
S10E10N10 W10\$E30N6W46\$E46N13W17N33\$S33 E17N33\$.					

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0803	ASPHALT C	0	0	0	0	5,407.00	SF	2.00	2.00	100	1970
2	0810	CONCRETE A	0	0	3	28	84.00	SF	6.50	6.50	100	1970
3	0446	BOX FNC 6'	0	0	0	0	89.00	LF	20.00	20.00	100	1988
4	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2009
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2009
6	0464	FNC GT 10'	0	0	0	0	4.00	UT	350.00	350.00	100	2009
7	0446	BOX FNC 6'	0	0	0	0	56.00	LF	20.00	20.00	100	2017
TOTAL OB/XF 8,528												

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
1	001100	C	STORE 1FLR	0	0003	MU-8	100.00	100.00	10,000.00	SF		1.00
TOTAL ADJ 1.00 1.00 1.00 40.00 40.00 400,000												
OTHER ADJUSTMENTS AND NOTES												
YEAR DENSITY DECL FRZ YR CONSRV												