



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FINSH 100
Ceiling	03 PART.FIN. 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	6 100
Frame	05 STEEL 100
Story Height	18 100
RMS	6 100
Stories	2. 2. 100
Class	00 . 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 OWNER OCC 100
Quality	03 Quality Level 03
DOR CODE	4800 WAREHOUSE-STORAGE
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,100	100	1993	3,100	41,336
CAN	252	30	2009	76	1,013
FCP	1,900	60	1993	1,140	15,201
FUS	505	100	1993	505	6,734
STR	51	10	2009	5	67
UST	675	50	2009	338	4,507
TOTALS	6,483			5,164	68,858

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0812	CONCRETE C	0	0	0	0			
2	0424	CL FNC 6'	0	0	0	0			
3	0425	CL FNC 8'	0	0	0	0			
4	0467	FNC GT 25'	0	0	0	0			
5	6001	ROLLUP DR	0	0	0	0			
6	0971	ST LGHT OV	0	0	0	0			
7	0975	ST LT/ARM	0	0	0	0			
8	0978	SECURTY LT	0	0	0	0			
9	4950	BOLLARD	0	0	0	0			
10	0812	CONCRETE C	0	0	0	0			

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	004800	C	WAREHOUSE	0		RG-1	0.00	0.00	6.17	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4803	06	5,164	96.8086	45.98	237,441	1984	1984	0	0	71.00	29.00
1 STOR WAREH 0% - 2024 Heated Area: 3605 HX Base Yr											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/16/2026 DC											

TOTAL OB/XF											
28,637											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		68,858	
TOTAL MARKET OB/XF VALUE		28,637	
TOTAL LAND VALUE - MARKET		1,141,450	
TOTAL MARKET VALUE		1,238,945	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,238,945	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,238,945	
TOTAL JUST VALUE		1,238,945	
NCON VALUE		0	
INCOME VALUE		11	
PREVIOUS YEAR MKT VALUE		1,239,057	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1427288	CHNGE SRVC	0	02/01/2014
E1427319	NEW CONSTR	0	02/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2622/0396	2/28/2023	SW	Q	I	01	1,400,000	
GRANTOR: OTAK GROUP INC ET AL							
GRANTEE: OGLETHORPE DEVELOPM							
2083/0521	11/14/2016	QC	U	I	11	100	
GRANTOR: KATO AARON & DONNA (H							
GRANTEE: OTAK GROUP INC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W62 FCP=[YR=1993] W38 S50 E38 N50\$ S50 E41 CAN=[YR=2009] S12 E21 N12 W21\$ E21 N50\$ PTR=E50 UST=[YR=2009] E20 S21 E20 S4 STR=[YR=2009] E3 S17 W3 N2 FUS=[YR=1993] W40 N10 E19 N5 E21 S15\$ N15\$ W21 S5 W19 N30\$ W50\$.											