



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	26	100
Frame	03	MASONRY 100
Story Height		14 100
RMS		24 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	1700	OFFICE BUILDINGS

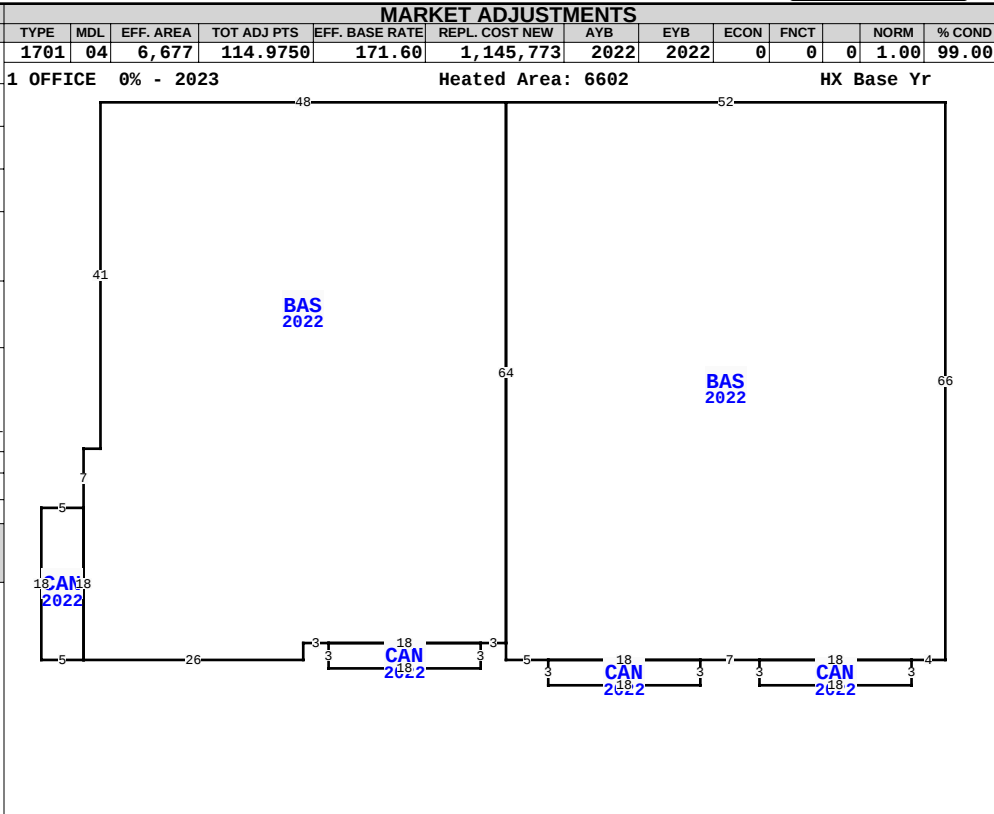
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,170	100	2022	3,170	538,532
BAS	3,432	100	2022	3,432	583,042
CAN	54	30	2022	16	2,719
CAN	54	30	2022	16	2,719
CAN	54	30	2022	16	2,719
CAN	90	30	2022	27	4,587

TOTALS	6,854			6,677	134,315
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	0	0	0	20,473.00	SF	2.00
2	0811	CONCRETE B	0	0	0	0	2,178.00	SF	5.20
3	0400	CONC CURB	0	0	0	0	594.00	LF	15.00
4	0424	CL FNC 6'	0	0	0	0	46.00	LF	20.00
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00
6	0966	FIRE SPRNK	0	0	0	0	6,849.00	SF	3.00
7	0402	CONC BUMPE	0	0	0	0	33.00	UT	25.00
8	0966	FIRE SPRNK	0	0	0	0	3,432.00	SF	3.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001700	C	1STORY OFF	0		CH	0.00	0.00	67,520.00



BLD DATE	12/13/2023	KW	LGL DATE	
XF DATE			LAND DATE	05/12/2026
INC DATE	07/11/2025	REA	AG DATE	DC

TOTAL OB/XF									
88,161									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001700	C	1STORY OFF	0		CH	0.00	0.00	67,520.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		1,493,398	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		1,493,398	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,493,398	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,493,398	
TOTAL JUST VALUE		1,493,398	
NCON VALUE		446,193	
INCOME VALUE		1493398	
PREVIOUS YEAR MKT VALUE		974,049	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4537	NEW CONSTR	556,710	05/11/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2440/1459	3/05/2021	WD Q	V	V	01
GRANTOR: US 1 PROPERTIES LLC					SALE PRICE
GRANTEE: FUSILLI INVESTMENTS					373,500

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2022;LABEL=Suite:2;ORIG=0,0] W52 S64 S2 E5 E18 E7 E18 E4 N66 \$					
BAS=[YR=2022;LABEL=Suite:1;ORIG=-52,0] W48 S41 W2 S7 S18 E26 N2 E3 E18 E3 N64 \$					
CAN=[YR=2022;ORIG=-102,48] W5 S18 E5 N18 \$					
CAN=[YR=2022;ORIG=-73,64] S3 E18 N3 W18 \$					
CAN=[YR=2022;ORIG=-47,66] S3 E18 N3 W18 \$					
CAN=[YR=2022;ORIG=-22,66] S3 E18 N3 W18 \$					