



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2														
Exterior Wall	17	CB STUCCO 70	1402	04	5,973	104.4623	136.85	817,405	1987	1987	0	0	0	53.00	47.00	VALUATION BY													
Exterior Wall	15	CONC BLOCK 30	1 CONVSTORE 0% - 0													Tax Group: 2													
Roof Structure	09	RIDGE FRME 100	Heated Area: 5973													Tax Dist:													
Roof Cover	04	BUILT-UP 100	HX Base Yr													BUILDING MARKET VALUE													
Interior Wall	01	MINIMUM 50														384,180													
Interior Wall	05	DRYWALL 50														TOTAL MARKET OB/XF VALUE													
Interior Floor	07	CORK/VTILE 50														61,980													
Interior Floor	11	CLAY TILE 50														TOTAL LAND VALUE - MARKET													
Ceiling	01	FIN.SUSPD 100														621,000													
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE													
Heating Type	04	AIR DUCTED 100														1,067,160													
Fixtures	24	100														SOH/AGL Deduction													
Frame	03	MASONRY 100														95,266													
Story Height	13	100														ASSESSED VALUE													
RMS	9	100	TOTAL EXEMPTION VALUE																										
Stories	1.	1. 100	0																										
Units	0	100	BASE TAXABLE VALUE																										
BUD8 Adjustme	02	DIST FB 100	971,894																										
Quotaency	00	ONE1190Level 03	TOTAL JUST VALUE																										
DOR CODE	1410	CONVENIENCE STORES	1,067,160																										
MAP NUM	MKT AREA		01		NCON VALUE																								
NEIGHBORHOOD/LOC	2004.00		INCOME VALUE																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	PREVIOUS YEAR MKT VALUE																							
BAS	5,533	100	1993	5,533	355,880																								
BAS	440	100	1994	440	28,301																								
TOTALS	5,973			5,973	384,180																								
EXTRA FEATURES						SALES DATA																							
L N	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	12,228.00	SF	5.60	5.60	100	1987	1987	3	47	32,184													
2	0810	CONCRETE A	0	0	22	57	1,254.00	SF	6.50	6.50	100	1988	1988	3	49.5	4,035													
3	0812	CONCRETE C	0	0	0	0	2,760.00	SF	4.00	4.00	100	2007	2007	3	86	9,494													
4	4950	BOLLARD	0	0	0	0	20.00	UT	100.00	100.00	100	1987	1987	3	100	2,000													
5	4950	BOLLARD	0	0	0	0	7.00	UT	100.00	100.00	100	2007	2007	3	100	700													
6	1100	VAC SYSTEM	0	0	0	0	1.00	UT	800.00	800.00	100	2000	2000	3	20	160													
7	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	1987	1987	3	23	414													
8	0524	PUMP ISLND	0	0	13	4	52.00	SF	4.50	4.50	100	2007	2007	3	96	225													
9	0524	PUMP ISLND	0	0	13	4	52.00	SF	4.50	4.50	100	2007	2007	3	96	225													
10	0524	PUMP ISLND	0	0	13	4	52.00	SF	4.50	4.50	100	2007	2007	3	96	225													
LAND DESCRIPTION						TOTAL OB/XF 49,662																							
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	001410	C	CONV STORE	0	0003	C-2	150.00	200.00	30,000.00	SF		1.00	1.00	1.15	18.00	20.70	621,000												
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 621,000 Market: 0 Agricultural: 0 Common: 621,000 PRINTED 07/09/2026 BY SYS																													

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