

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

2702

PREFIN MTL 100
SHED 100

Roof Cover
Interior Wall

0301

COMP SHNGL 100
MINIMUM 100

Interior Floo
Ceiling

0304

CONC FINSH 100
NONE 100

Air Condition
Heating Type

0101

NONE 100
NONE 100

Fixtures
Frame

03

3 100
MASONRY 100

Story Height

13 100

RMS
Stories
Units

1.

5 100
1. 100
0 100

BUD8 Adjustme
Occupancy

0600

DIST 1D 100
OWNER OCC 100

Quality

03

Quality Level 03

DOR CODE

2500

REPAIR SERVICE

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8002.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

AOF

144

100

1993

144

5,528

BAS

1,116

100

1993

1,116

42,843

CAN

140

30

1994

42

1,613

TOTALS

1,400

1,302

49,984

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

Q

% COND

OB/XF MKT VALUE

NOTES

1

0424

CL FNC 6'

0

0

0

0

480.00

LF

20.00

20.00

100

1970

1970

3

20

1,920

2

0463

FENCE GATE

0

0

0

0

4.00

UT

300.00

300.00

100

1970

1970

3

20

240

3

0422

CL FNC 4'

0

0

0

0

100.00

LF

15.00

15.00

100

1993

1993

3

28

420

4

0940

SHEDS/PORT

0

0

16

10

160.00

SF

19.50

19.50

100

1972

1972

3

20

624

5

0812

CONCRETE C

0

0

0

0

2,472.00

SF

4.00

4.00

100

1970

1970

3

20

1,978

6

0812

CONCRETE C

0

0

0

0

5,311.00

SF

4.00

4.00

100

1995

1995

3

66

14,021

7

0464

FNC GT 10'

0

0

0

0

2.00

UT

350.00

350.00

100

1995

1995

3

30

210

8

0351

CARPORT MT

0

0

24

20

480.00

SF

3.50

3.50

100

1995

1995

3

20

336

9

0443

STK FNC 6'

0

0

0

0

92.00

LF

10.00

10.00

100

1992

1992

3

20

184

10

0351

CARPORT MT

0

0

20

18

360.00

SF

3.50

3.50

100

1996

1996

3

20

252

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

002500

C

SRVC SHOPS

0

0004

CI

0.00

0.00

13,661.00

SF

1.00

1.00

1.00

5.00

5.00

68,305

2

000100

C

RES

0

0004

CI

0.00

0.00

5,839.00

SF

1.00

1.00

1.00

4.00

4.00

23,356

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 0.00

Total Land Value: 91,661

Market: 0

Agricultural: 0

Common: 91,661

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

2501

04

1,302

84.6090

76.78

99,968

1956

1986

0

0

0

50.00

50.00

1 SERV SHOP

0% - 2025

Heated Area: 1260

HX Base Yr

5

19

28

28

16

9

9

10

28

5

16

28

CAN

1994

BAS

1993

AOF

1993

BLD DATE

09/22/2020

KK

LGL DATE

05/12/2026

DC

XF DATE

09/22/2020

KK

LAND DATE

INC DATE

AG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 2

6

VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

74,365

TOTAL MARKET OB/XF VALUE

21,388

TOTAL LAND VALUE - MARKET

91,661

TOTAL MARKET VALUE

187,414

SOH/AGL Deduction

0

ASSESSED VALUE

187,414

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

187,414

TOTAL JUST VALUE

187,414

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

183,720

PERMIT NUM

DESCRIPTION

AMT

ISSUED

E11457

NEW CONSTR

0

07/01/2003

SALES DATA

OFF RECORD Number

DATE

TYPE

[illegible]