

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

1904COMMON BRK 100
WOOD TRUSS 100

Roof Cover
Interior Wall

1205MODULAR MT 100
DRYWALL 80

Interior Wall
Interior Floo

0407PLYWOOD 20
CORK/VTILE 80

Interior Floo
Ceiling

0302CONC FINSH 20
F.NOT SUS 100

Air Condition
Heating Type
Fixtures

0403CENTRAL 100
AIR DUCTED 100
14 100

Frame
Story Height
RMS

0308MASONRY 100
8 100
12 100

Stories
Units
BUD8 Adjustme
Occupancy
Quality

1.061. 100
0 100
DIST 1D 100
NONE 100
02 Quality Level 02

DOR CODE

1720MEDICAL OFFICE

MAP NUM

MKT AREA07

NEIGHBORHOOD/LOC

1290.100

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARADJ AREA SUBAREA MARKET VALUE

BAS2,20310019932,203184,081
BAS143100200314311,949
BAS654100200365454,648
CAN40030199412010,027
FST81650199340834,092

TOTALS

4,2163,528294,798

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUENOTES

10812CONCRETE C00001,097.00SF4.004.00100197519753241,053

20810CONCRETE A0000493.00SF6.506.50100200020003752,403

30422CL FNC 4'0000196.00LF15.0015.0010019901990325735

40463FENCE GATE00001.00UT300.00300.001001990199032575

50971ST LGHT OV00001.00UT1,555.001,555.0010020052005361949

60424CL FNC 6'000032.00LF20.0020.0010020082008369442

70463FENCE GATE00002.00UT300.00300.0010020082008369414

80803ASPHALT C00003,120.00SF2.002.00100202220223865,366

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1001901CMEDICAL OF00004INTNS100.00333.0032,557.00SF1.001.001.005.255.25170,924

REVIEW DATE

12/27/2024BY KWX

Total Acres: 0.00Total Land Value: 170,924Market: 0Agricultural: 0Common: 170,924PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS EFF. BASE RATE REPL. COST NEWAYBEYECONFNCTNORM% COND

1721043,52889.2701153.32540,913196919900045.5054.50

1 MDL OFFICE 0% - 0Heated Area: 3000HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE294,798
TOTAL MARKET OB/XF VALUE11,437
TOTAL LAND VALUE - MARKET170,924
TOTAL MARKET VALUE477,159
SOH/AGL Deduction129,354
ASSESSED VALUE347,805
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE347,805
TOTAL JUST VALUE477,159
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE464,933

ALSO SEE ADJCNT LOT : 0017-0000

ANIMAL CLINIC OF NASSAU COUNTY _ AMY S HALL, D.V.M

40X50 CONCRETE PARKING LOT ASSESSED ON LOT 17

PERMIT NUMDESCRIPTIONAMTISSUED

4763-RREROOF04/08/2024

B985575REMODEL70,00011/01/1998

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

1860/07656/04/2013WDQI01275,000

GRANTOR: UPCHURCH ELIZABETH

GRANTEE: A & B HALL PROPERTI

0795/02556/02/1997WDQI90,000

GRANTOR: OVERBY KELLY

GRANTEE: UPCHURCH ELIZABETH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FST=[YR=1993] N34 W24 S34 E24\$ W24 S39 BAS=[YR=2003] S11 BAS=[YR=2003] S10 CAN=[YR=1994] S8 E50 N8 W50\$ E50 N10 W18 N11 W14 S11 W18\$ E13 N11 W13\$ E13 S11 E5 N11 E14 S11 E18 N50\$.