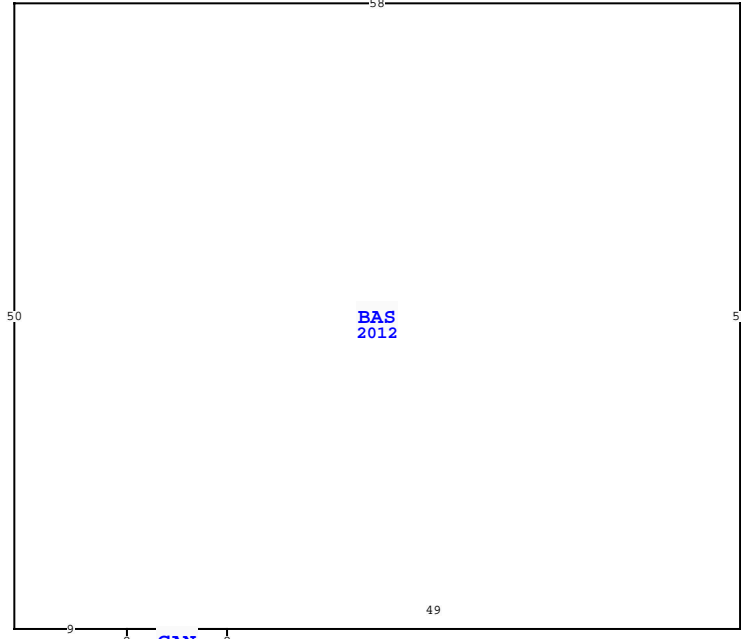




BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	12 CEDAR 100			
Roof Structur	04 WOOD TRUSS 100			
Roof Cover	02 ROLL COMP 100			
Interior Wall	06 CUST PANEL 100			
Interior Floo	03 CONC FINSH 100			
Ceiling	04 NONE 100			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Fixtures	8 100			
Frame	02 WOOD FRAME 100			
Story Height	10 100			
RMS	7 100			
Stories	1. 1. 100			
Units	0 100			
Occupancy	00 OWNER OCC 100			
Quality	03 Quality Level 03			
DOR CODE	1100 STORES, 1 STORY			
MAP NUM	MKT AREA 03			
NEIGHBORHOOD/LOC	3016.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,900	100	2,900	252,439
CAN	16	30	5	435
TOTALS	2,916		2,905	252,874

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	RETAILSTOR	- 0%	- 0									Heated Area: 2900 HX Base Yr	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			252,874
TOTAL MARKET OB/XF VALUE			5,210
TOTAL LAND VALUE - MARKET			114,345
TOTAL MARKET VALUE			372,429
SOH/AGL Deduction			71,786
ASSESSED VALUE			300,643
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			300,643
TOTAL JUST VALUE			372,429
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			284,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632904	REMODEL	2,500	08/01/2016
E25100	ELEC OTHER	0	06/01/2012
B25632	CO ISSUED	0	05/29/2012
B25632	REMODEL	75,000	03/01/2012
B25450	DEMOLITION	2,000	12/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1764/0834	11/04/2011	WD	U	I	11	225,000
GRANTOR: HELLER STEVEN R TRUST						
GRANTEE: TWM3 LLC						
1762/1303	11/01/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: HELLER STEVEN R TRU						

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
4	0803	ASPHALT C	0	0	0	0	416.00	SF	2.00	2.00	100	1998	1998	3	50	416	
5	0812	CONCRETE C	0	0	57	19	1,083.00	SF	4.00	4.00	100	2012	2012	3	94	4,072	
6	1242	WD DECK A	0	0	0	0	64.00	SF	10.00	10.00	100	2010	2010	3	50	320	
7	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2012	2012	3	96	24	
8	0446	BOX FNC 6'	0	0	0	0	24.00	LF	20.00	20.00	100	2012	2012	3	60	288	
9	0444	BOX FNC 4'	0	0	0	0	23.00	LF	6.50	6.50	100	2012	2012	3	60	90	
TOTAL OB/XF 5,210																	

LAND DESCRIPTION																								
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	001100	C	STORE 1FLR	0	0006	CN	100.00	100.00	13,068.00	SF		1.00	1.00	1.00	8.75	8.75	114,345							