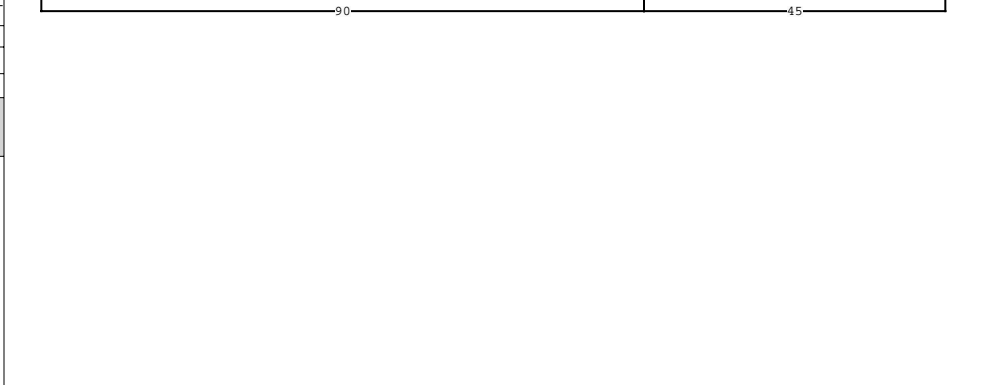


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL	100
Roof Structur	10	STEEL FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Ceiling	01	FIN.SUSPD	100
Air Condition	04	ROOF TOP	100
Heating Type	04	AIR DUCTED	100
Fixtures	9	100	
Frame	05	STEEL	100
Story Height	9	100	
RMS	29	100	
Stories	1.	1.	100
Units	0	100	
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	OWNER OCC	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1701	04	6,750	111.1350	157.81	1,065,218	1974	1994	0	0	30.00	70.00		



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
03	Quality Level 03	1700	OFFICE BUILDINGS		03	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,590	100	4,590	507,044
BAS	2,160	100	2,160	238,609
<b>TOTALS</b>	<b>6,750</b>		<b>6,750</b>	<b>745,653</b>

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
02/23/2021	02/23/2021		02/23/2021		

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	0803	ASPHALT C	0	0	0	0	21,040.00	SF	2.00	2.00	100	1974	1974	3	50	21,040	
2	0850	PEBBLE WLK	0	0	0	0	3,578.00	SF	3.50	3.50	100	1974	1974	3	26	3,256	
3	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	1974	1974	3	20	3,036	
4	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1984	1984	3	20	600	
5	0811	CONCRETE B	0	0	0	0	531.00	SF	5.20	5.20	100	2012	2012	3	94	2,596	
6	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	100	1985	1985	3	49.5	386	
7	0646	LWN SPRK H	0	0	0	0	7.00	UT	2.00	2.00	100	2012	2012	3	71	10	
8	0097	AWNING CN	0	0	0	0	14.00	SF	65.00	65.00	100	2014	2014	3	78	710	

LAND DESCRIPTION														TOTAL OB/XF										
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	001700	C	1STORY OFF	0	0004	CPO	0.00	0.00	151,658.28	SF		1.00	1.00	1.00	3.00	3.00	454,975							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 8		Tax Dist:			
BUILDING MARKET VALUE			745,653		
TOTAL MARKET OB/XF VALUE			31,634		
TOTAL LAND VALUE - MARKET			454,975		
TOTAL MARKET VALUE			1,232,262		
SOH/AGL Deduction			317,393		
ASSESSED VALUE			914,869		
TOTAL EXEMPTION VALUE			0		
BASE TAXABLE VALUE			914,869		
TOTAL JUST VALUE			1,232,262		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			831,699		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429277	REMODEL	18,530	09/01/2014
E1428189	REMODEL	0	09/01/2014
M1420191	H/AC	0	09/01/2014
B25818	REPAIR/RRF	2,016	03/01/2012
B25499	REPAIR/RRF	1,759	01/01/2012
B25432	REMODEL	7,860	12/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2635/1690	4/24/2023	WD	U	I	40	900,000

GRANTOR: AMELIA REALTY INC  
GRANTEE: GUDE PROPERTY GROUP

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0980/1616	4/11/2001	WD	U	I	07	100

GRANTOR: PETROFERM INC  
GRANTEE: AMELIA REALTY INC

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2015] W36 BAS=[YR=2012] W99S50E90 N40E9N10S10W9S40E45N50S.													