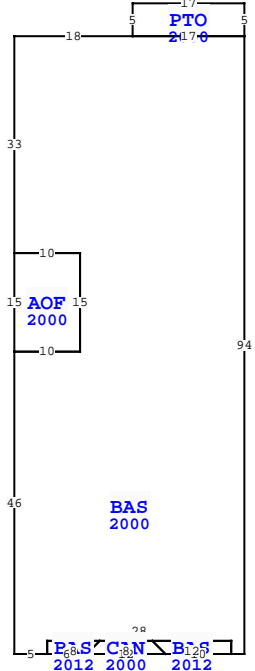


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	90
Exterior Wall	20	FACE BRICK	10
Roof Structure	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	50
Interior Wall	06	CUST PANEL	50
Interior Floor	07	CORK/VTILE	90
Interior Floor	11	CLAY TILE	10
Ceiling	03	PART.FIN.	100
Air Condition	04	ROOF TOP	100
Heating Type	04	AIR DUCTED	100
Fixtures	6	100	
Frame	03	MASONRY	100
Common Wall	36	100	
Story Height	14	100	
RMS	3	100	
Stories	1.	1.	100
Units	0	100	
Quality	95	Quantity	Level 06
DOR CODE	1100	STORES,	1 STORY
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1002.0200		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
AOF	150	100	150
BAS	3,084	100	3,084
BAS	14	100	14
BAS	22	100	22
CAN	20	30	6
PTO	85	5	4
TOTALS	3,375		3,280
			865,749

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	RETAILSTOR	-	0%	-	2023	Heated Area: 3270		HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			865,749
TOTAL MARKET OB/XF VALUE			1,197
TOTAL LAND VALUE - MARKET			462,500
TOTAL MARKET VALUE			1,329,446
SOH/AGL Deduction			0
ASSESSED VALUE			1,329,446
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,329,446
TOTAL JUST VALUE			1,329,446
NCON VALUE			0
INCOME VALUE			255,276
PREVIOUS YEAR MKT VALUE			795,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172651	REPAIR/RRF	23,804	08/24/2017
20072154	H/AC	5,400	12/03/2007
20020646	FOUNDATION	50	04/15/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/1165	12/16/2022	WD	Q	I	01	1,850,000

GRANTOR: MAGNA'S PROPERTIES OF
 GRANTEE: PBO INVESTMENTS 2 L
 1994/0266 7/28/2015 QC U I 11 100
 GRANTOR: 107-111 CENTRE STREET
 GRANTEE: MAGNA'S PROPERTIES

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	0978	SECURITY LT	0	0	0	2.00	UT	450.00	450.00	100	2000	2000	3	55	495	
2	0097	AWNING CN	0	0	0	27.00	SF	65.00	65.00	100	2000	2000	3	40	702	

BLD DATE		03/01/2018	KK	LGL DATE		
XF DATE		03/01/2018	KK	LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
PTO=[YR=2000] W17 S5 BAS=[YR=2000] W18 S33 AOF=[YR=2000] S15 E10 N15 W10\$ E10 S15 W10 S46 E5 BAS=[YR=2012] E6 CAN=[YR=2000] E12 BAS=[YR=2012] E10 N2 W12 D2 R2 \$ U2 L2 W8 D2 L2 \$ U2 R2 W8 S2\$ N2 E28 S2 E2 N94 W17\$ E17 N5\$.	

LAND DESCRIPTION		TOTAL OB/XF														1,197								
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	0003	C-3	37.00	100.00	3,700.00	SF		1.00	1.00	1.25	100.00	125.00	462,500							