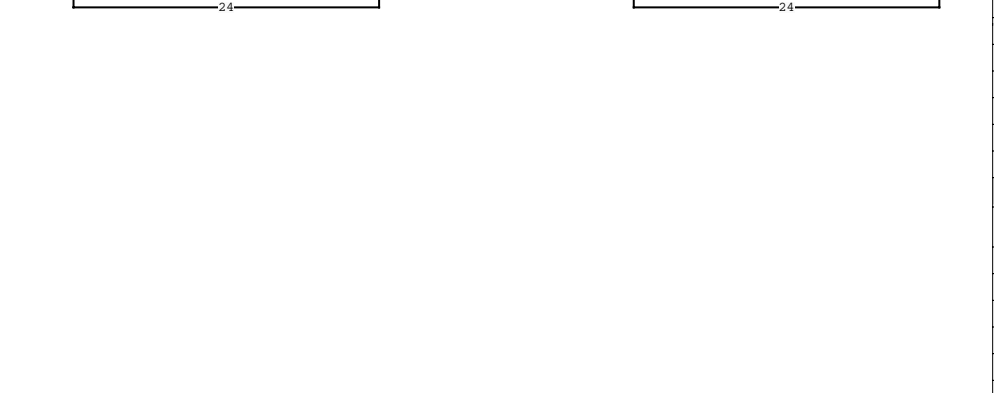


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 100
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	4 100
Frame	02 WOOD FRAME 100
Story Height	8 100
RMS	1 100
Stories	2. 2. 100
Units	0 100
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	1,153	103.9500	147.61	170,194	2020	2020	0	0	0	1.00	99.00		



Quality	03	Quality Level 03		
DOR CODE	3000	FLORIST/GREENHOUSE		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	64	100	64	9,353
BAS	624	100	624	91,188
CAN	18	30	5	731
SFB	560	80	448	65,468
STR	117	10	12	1,753
TOTALS	1,383		1,153	168,492

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
3	0855	CONC PAVER	0	0	0	0	1,246.00	SF	10.00	10.00	100	2020	2020	3	99	12,335	
4	0446	BOX FNC 6'	0	0	0	0	162.00	LF	20.00	20.00	100	2020	2020	3	93	3,013	
5	0479	VF PICKET	0	0	0	0	80.00	LF	5.00	5.00	100	2020	2020	3	98	392	
6	0463	FENCE GATE	0	0	0	0	2.00	UT	225.00	225.00	100	2020	2020	3	98	441	

BLD DATE	04/27/2021	KK	LGL DATE	
XF DATE	04/27/2021	KK	LAND DATE	04/27/2021
INC DATE			AG DATE	

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	003000	C	FLORIST	0		C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	25.00	25.00	125,000							

TOTAL OB/XF														16,181
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			168,492
TOTAL MARKET OB/XF VALUE			16,181
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			309,673
SOH/AGL Deduction			16,756
ASSESSED VALUE			292,917
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			292,917
TOTAL JUST VALUE			309,673
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			266,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200025	NEW CONSTR	119,521	05/14/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2324/1918	12/12/2019	WD U		I	11	100
GRANTOR: MYERS MICHAEL & CHRIS						
GRANTEE: THE HIERLOOM YARD L						
2319/0288	11/15/2019	WD Q		I	02	159,000
GRANTOR: ALVAREZ ALEXA K REVOC						
GRANTEE: MYERS MICHAEL & CHR						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2020] W8 SFB=[YR=2020] W16 S19 CAN=[YR=2020] W3 S6 E3 N6\$ S7 E24 N18 W8 N8\$ S8 E8 N8\$ PTR= E20 BAS=[YR=2020] E24 S26 W24 N7 STR=[YR=2020] W5 N2 W4 N13 E8 S10 E1 S5\$ N19\$ W20\$.													