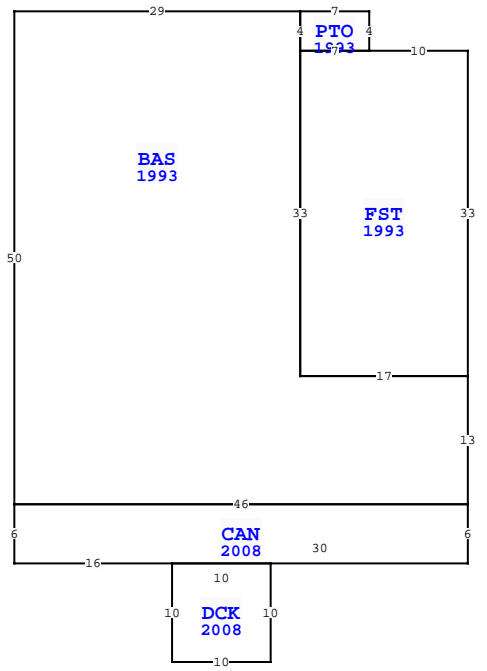




BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	15	CONC BLOCK	60	
Exterior Wall	19	COMMON BRK	40	
Roof Structure	04	WOOD TRUSS	100	
Roof Cover	04	BUILT-UP	100	
Interior Wall	01	MINIMUM	80	
Interior Wall	04	PLYWOOD	20	
Interior Floor	08	SHT VINYL	90	
Interior Floor	14	CARPET	10	
Ceiling	01	FIN.SUSPD	100	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Fixtures		3	100	
Frame	03	MASONRY	100	
Story Height		12	100	
RMS		3	100	
Stories	1.	1.	100	
Units		0	100	
BUDS Adjustme	02	DIST FB	100	
Quality	00	Quality Control	02	
DOR CODE	1100	STORES, 1 STORY		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC		1095.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,671	100	1,671	19,526
CAN	276	30	83	970
DCK	100	10	10	117
FST	561	50	280	3,272
PTO	28	5	1	12
TOTALS	2,636		2,045	23,896

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	RETAILSTOR	- 0%	- 0									
Heated Area: 1671 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			23,896
TOTAL MARKET OB/XF VALUE			8,829
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			332,725
SOH/AGL Deduction			0
ASSESSED VALUE			332,725
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			332,725
TOTAL JUST VALUE			332,725
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			315,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173112	REPAIR/RRF	6,000	10/10/2017
20110651	ELEC OTHER	1,600	04/28/2011
20091732	SIGN	400	12/21/2009
20081182	REPAIR/RRF	1,200	07/22/2008
20081080	XFOB	8,000	06/27/2008
10396-B	XFOB	200	03/25/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2364/1804	5/29/2020	WD Q	Q	I	01	355,000
GRANTOR: EISENHOUR JOHN M & PI						
GRANTEE: FIREX LLC						
1559/0627	4/03/2008	WD Q	Q	I		225,000
GRANTOR: MALEY JOSEPH M						
GRANTEE: EISENHOUR JOHN M &						

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	5,407.00	SF	2.00	2.00	100	1970	1970	3	50	5,407	
2	0810	CONCRETE A	0	0	3	84.00	SF	6.50	6.50	100	1970	1970	3	22	120	
3	0446	BOX FNC 6'	0	0	0	89.00	LF	20.00	20.00	100	1988	1988	3	20	356	
4	0978	SECURTY LT	0	0	0	2.00	UT	450.00	450.00	100	2009	2009	3	78	702	
5	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	2009	2009	3	78	234	
6	0464	FNC GT 10'	0	0	0	4.00	UT	350.00	350.00	100	2009	2009	3	78	1,092	
7	0446	BOX FNC 6'	0	0	0	56.00	LF	20.00	20.00	100	2017	2017	3	82	918	

TOTAL OB/XF													8,829				
BLD DATE	01/20/2022	KK	LGL DATE														
XF DATE	01/20/2022	KK	LAND DATE	01/20/2022													
INC DATE			AG DATE														

BUILDING NOTES												
FST=[YR=1993] W10 PTO=[YR=1993] N4 W7 S4 E7 \$ W7												
BAS=[YR=1993] N4W29 S50 CAN=[YR=2008] S6E16DCK=[YR=2008]												
S10E10N10 W10S6E30N6W46S6E46N13W17N33S33 E17N33\$.												

BUILDING DIMENSIONS												
FST=[YR=1993] W10 PTO=[YR=1993] N4 W7 S4 E7 \$ W7												
BAS=[YR=1993] N4W29 S50 CAN=[YR=2008] S6E16DCK=[YR=2008]												
S10E10N10 W10S6E30N6W46S6E46N13W17N33S33 E17N33\$.												

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	001100	C	STORE 1FLR	0	0003	MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	30.00	30.00	300,000								