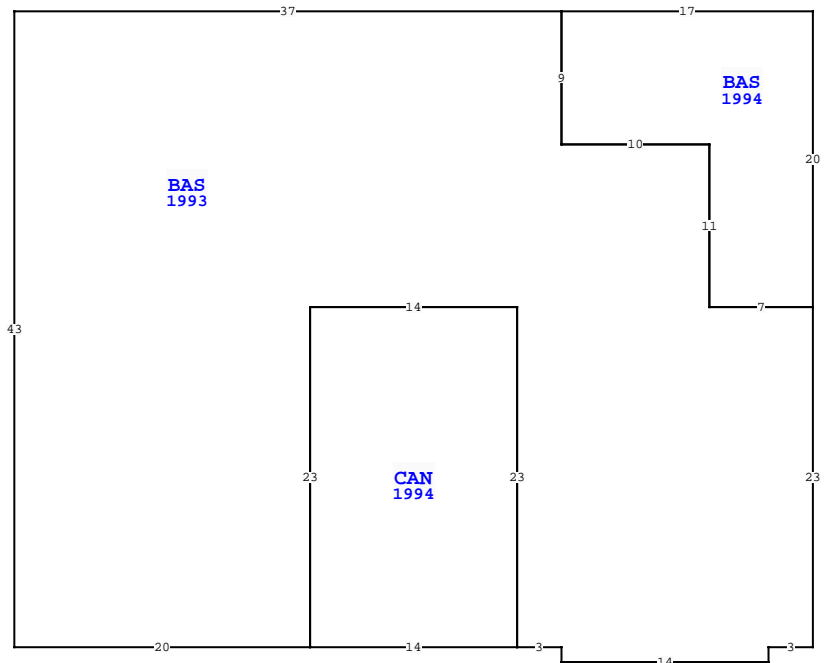


BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	15 CONC BLOCK 100			
Roof Structur	01 FLAT 100			
Roof Cover	04 BUILT-UP 100			
Interior Wall	01 MINIMUM 100			
Interior Floor	07 CORK/VTILE 50			
Interior Floor	14 CARPET 50			
Ceiling	02 F.NOT SUS 100			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Fixtures	7 100			
Frame	03 MASONRY 100			
Story Height	8 100			
RMS	3 100			
Stories	1. 1. 100			
Units	0 100			
BUD8 Adjustme	03 DIST HI 100			
Occupancy	00 NONE 100			
Quality	02 Quality Level 02			
DOR CODE	2100 RESTAURANTS/CAFE			
MAP NUM	MKT AREA 06			
NEIGHBORHOOD/LOC	6002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,784	100	1,784	50,409
BAS	230	100	230	6,499
CAN	322	30	97	2,741
TOTALS	2,336		2,111	59,648

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	RSTARANT 2 - 0%	0										Heated Area: 2014 HX Base Yr	



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			59,648
TOTAL MARKET OB/XF VALUE			3,658
TOTAL LAND VALUE - MARKET			99,480
TOTAL MARKET VALUE			162,786
SOH/AGL Deduction			78,904
ASSESSED VALUE			83,882
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			83,882
TOTAL JUST VALUE			162,786
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			98,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9803037	ADDITION	1,500	02/26/1998
08-082	REMODEL	3,500	08/02/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0762/0774	6/07/1996	WD Q	Q	I		55,000
GRANTOR: MICHAELS DONALD E & S						
GRANTEE: CANADAY KENNETH & C						
0632/0700	7/31/1991	WD U	I	06		12,700
GRANTOR: MERRY WALTER C						
GRANTEE: MICHAELS DONALD & S						

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	0811	CONCRETE B	0	0	0	0	890.00	SF	5.20	5.20	100	1965	1965	3	20	926	
2	0810	CONCRETE A	0	0	20	8	160.00	SF	6.50	6.50	100	1997	1997	3	75	780	
3	1127	BRICK 8"	0	0	0	0	140.00	SF	11.00	11.00	100	1962	1962	3	43	662	
4	0940	SHEDS/PORT	0	0	14	10	140.00	SF	30.00	30.00	100	1998	1998	3	20	840	
5	0101	COM B-B-Q	0	0	0	0	1.00	UT	2,250.00	2,250.00	100	1998	1998	3	20	450	
TOTAL OB/XF 3,658																	

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	002100	C	RESTAURANT	0	0004	C-1	160.00	210.00	33,160.00	SF		1.00	1.00	1.00	3.00	3.00	99,480							