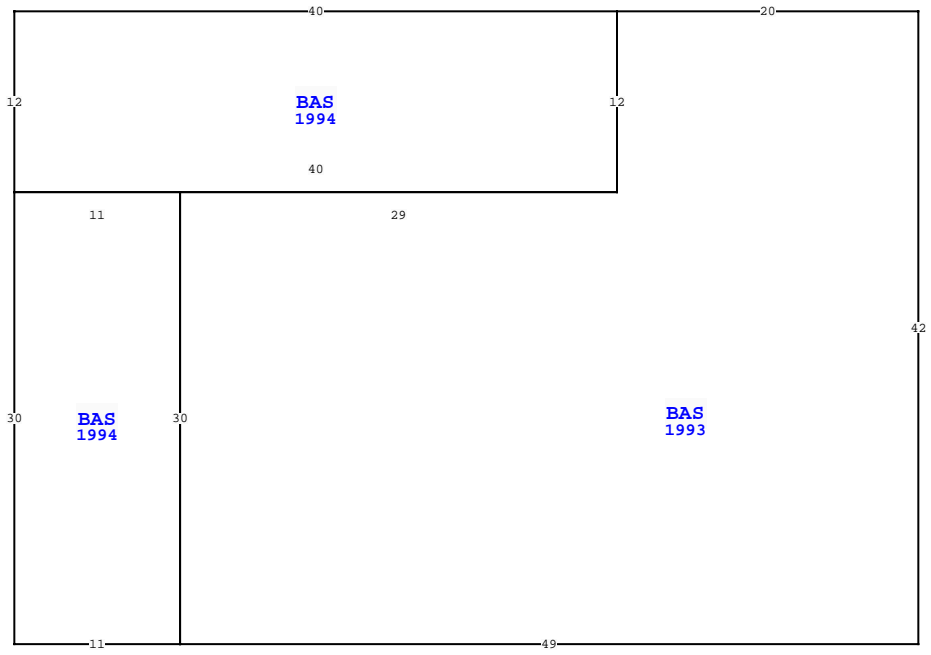


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	10	TERRAZZO	90
Interior Floor	07	CORK/VTILE	10
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		7	100
Frame	03	MASONRY	100
Story Height		10	100
RMS		3	100
Stories	1.	1.	100
Units		0	100
BUD4 Adjustme	25	.	100
BUD8 Adjustme	03	DIST HI	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	1410	CONVENIENCE STORES	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,710	100	1,710
BAS	330	100	330
BAS	480	100	480
TOTALS	2,520		2,520
			193,050

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1402	04	2,520	113.6200	123.56	311,371	1979	1990		0	0	38.00	62.00
1 CONVSTORE - 0% - 0 Heated Area: 2520 HX Base Yr												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			193,050
TOTAL MARKET OB/XF VALUE			19,358
TOTAL LAND VALUE - MARKET			78,125
TOTAL MARKET VALUE			290,533
SOH/AGL Deduction			0
ASSESSED VALUE			290,533
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			290,533
TOTAL JUST VALUE			290,533
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			276,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0798	REPAIR/RRF	3,600	11/07/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2463/1983	5/05/2021	SW	U	I	11	100
GRANTOR: PATEL ANIL						
GRANTEE: JAY KAIVAL MEERA LL						
1816/0474	9/26/2012	WD	Q	I	02	350,000
GRANTOR: GRIFFIS INC						
GRANTEE: PATEL ANIL						

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	0812	CONCRETE C	0	0	0	0	9,044.00	SF	4.00	4.00	100	1980	1980	3	35	12,662	
2	0524	PUMP ISLND	0	0	4	8	32.00	SF	4.50	4.50	100	1988	1988	3	85	122	
3	4950	BOLLARD	0	0	0	0	25.00	UT	100.00	100.00	100	1995	1995	3	100	2,500	
4	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1988	1988	3	27	420	
5	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1988	1988	3	27	243	
6	1100	VAC SYSTEM	0	0	0	0	1.00	UT	400.00	400.00	100	1998	1998	3	20	80	
7	0810	CONCRETE A	0	0	0	0	336.00	SF	6.50	6.50	100	1979	1979	3	32.5	710	
9	4310	CANOPIES F	0	0	24	24	576.00	UT	22.75	22.75	100	1993	1993	3	20	2,621	
TOTALS															19,358		

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	001410	C	CONV STORE	0	0004	CN	125.00	125.00	15,625.00	SF		1.00	1.00	1.00	5.00	5.00	78,125							

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=1993] W20 BAS=[YR=1994] W40 S12 BAS=[YR=1994] S30 E11 N30 W11\$ E40 N12\$ S12 W29 S30 E49 N42\$.														