

LINCOLN TRUST COMPANY TRUSTEE
350 LEXINGTON AVENUE STE #204
NEW YORK CITY, NY 10016

16-3N-24-2320-0008-0030

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

15 CONC BLOCK 100
10 STEEL FRME 100
12 MODULAR MT 100
05 DRYWALL 100
07 CORK/VTILE 90
14 CARPET 10
01 FIN.SUSPD 100
03 CENTRAL 100
04 AIR DUCTED 100
15 100
03 MASONRY 100

19 100
1 100
1. 1. 100
0 100
03 DIST HI 100
00 NONE 100

03 Quality Level 03
1400 SUPERMARKET
MAP NUMMKT AREA06
NEIGHBORHOOD/LOC6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	16,248	100	16,248	440,418
CAN	216	30	65	1,762
CAN	276	30	83	2,250
CAN	1,332	30	400	10,842
FST	1,155	50	578	15,667
SPA	870	85	740	20,058

TOTALS20,09718,114490,998

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTAPNORM% COND

14010418,114105.2676135.532,454,99019811981003050.0020.00

1 SUPER MRKT - 0% - 0Heated Area: 16988HX Base Yr

The diagram illustrates the spatial distribution of market adjustment codes across different parts of the property. It shows a large rectangular area divided into several sections. The central section is labeled 'BAS 1993'. To its left is a smaller section labeled 'FST 1993'. Above the central section are two more sections labeled 'CAN 1994' and 'SPA 1993'. Below the central section is another section labeled 'CAN 1994'. Dimensions are provided for each section and the overall area.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE250,000

TOTAL MARKET OB/XF VALUE21,046

TOTAL LAND VALUE - MARKET160,736

TOTAL MARKET VALUE431,782

SOH/AGL Deduction0

ASSESSED VALUE431,782

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE431,782

TOTAL JUST VALUE431,782

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE420,149

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / I / V / RSN CD SALE PRICE

0741/074510/11/1995WDU I 02745,000

GRANTOR: INGHAM ASSOCIATES LP

GRANTEE: LINCOLN TRUST COMPA

0520/00176/12/1987WDU I 880,000

GRANTOR: WINN-DIXIE STORES

GRANTEE: INGHAM ASSOC INC

BUILDING NOTES

BUILDING DIMENSIONS

SPA=[YR=1993] W10 CAN=[YR=1994] N18 W74 S18 FST=[YR=1993] W51 S15 BAS=[YR=1993] S124 E38 CAN=[YR=1994] E18 N12 W18 S12 \$ N12 E18 S12 E56 CAN=[YR=1994] E23 N12 W23 S12 \$ N12 E23 N112 W135 \$ E77 N15 W26 \$ E74 \$ W48 S15 E58 N15 \$.

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1001400CSUPERMARKT00004M-10.000.00107,157.00SF1.001.001.001.501.50160,736

REVIEW DATE03/16/2020BYKK

Total Acres: 0.00Total Land Value: 160,736Market: 0Agricultural: 0Common: 160,736PRINTED 08/02/2023 BY SYS