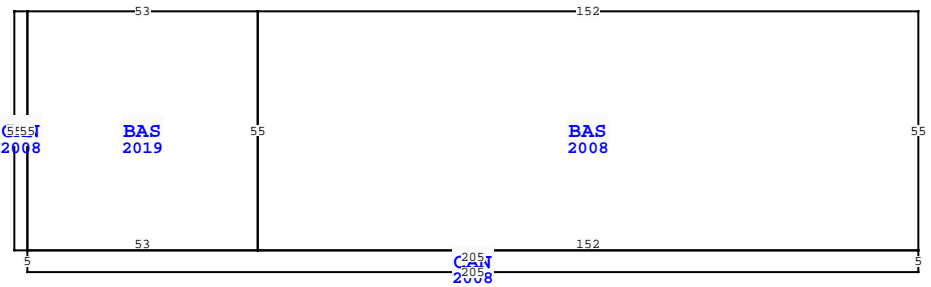


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	80
Exterior Wall	28	GLASS THRM	20
Roof Structure	10	STEEL FRME	100
Roof Cover	04	BUILT-UP	90
Roof Cover	13	STAND SEAM	10
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	60
Interior Floor	11	CLAY TILE	40
Ceiling	04	NONE	100
Air Condition	04	ROOF TOP	100
Heating Type	04	AIR DUCTED	100
Fixtures		38	100
Frame	05	STEEL	100
Story Height		15	100
RMS		15	100
Stories	1.	1.100	
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	1600	COMMUNITY SHOPPING	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	8,360	100	8,360
BAS	2,915	100	2,915
CAN	165	30	50
CAN	1,025	30	308
TOTALS	12,465		11,633

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	NBHD SHOP	- 0%	- 0								
Heated Area: 11275						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	DIRECT_CAP		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			680,624
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			1,015,857
SOH/AGL Deduction			0
ASSESSED VALUE			1,015,857
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,015,857
TOTAL JUST VALUE			1,015,857
NCON VALUE			0
INCOME VALUE			1,015,857
PREVIOUS YEAR MKT VALUE			1,015,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003837	NEW CONST-DISPENS	141,566	06/05/2019
E21258	ELEC OTHER	1,000	09/01/2008
B21523	BUILD OUT	0	08/01/2008
C21523	CO ISSUED	0	08/01/2008
E20948	ELEC OTHER	3,500	06/01/2008
M13899	MECH OTHER	0	06/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1354/1949	10/03/2005	WD	U	V	02	100

GRANTOR: AMSA DEVELOPMENT LLC
 GRANTEE: AMSA II LLC

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2008] W152 BAS=[YR=2019] W53 CAN=[YR=2008] W3 S55 E3 CAN=[YR=2008] S5 E205 N5 W205\$ N55\$ S55 E53 N55 \$ S55 E152 N55\$.	

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	0400	CONC CURB	0	0	0	718.00	LF	15.00	15.00	100	2008	2008	3	93	10,016	
2	0402	CONC BUMPE	0	0	0	45.00	UT	25.00	25.00	100	2008	2008	3	93	1,046	
4	0803	ASPHALT C	0	0	0	22,106.00	SF	2.00	2.00	100	2008	2008	3	64	28,296	
5	0810	CONCRETE A	0	0	0	305.00	SF	6.50	6.50	100	2008	2008	3	90	1,784	
6	0812	CONCRETE C	0	0	0	1,060.00	SF	4.00	4.00	100	2008	2008	3	90	3,816	
7	0812	CONCRETE C	0	0	0	1,447.00	SF	4.00	4.00	100	2008	2008	3	90	5,209	
8	0803	ASPHALT C	0	0	0	5,750.00	SF	2.00	2.00	100	2008	2008	3	64	7,360	
9	0963	FIRE HYDR	0	0	0	1.00	UT	1,500.00	1,500.00	100	2008	2008	3	100	1,500	
10	0972	ST LGHT UN	0	0	0	2.00	UT	2,530.00	2,530.00	100	2008	2008	3	76	3,846	
11	0975	ST LT/ARM	0	0	0	6.00	UT	500.00	500.00	100	2008	2008	3	76	2,280	

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	001600	C	SH CTR COM	0	0004	CG	0.00	0.00	56,111.00	SF		1.00	1.00	0.80	20.00	16.00	897,776							

