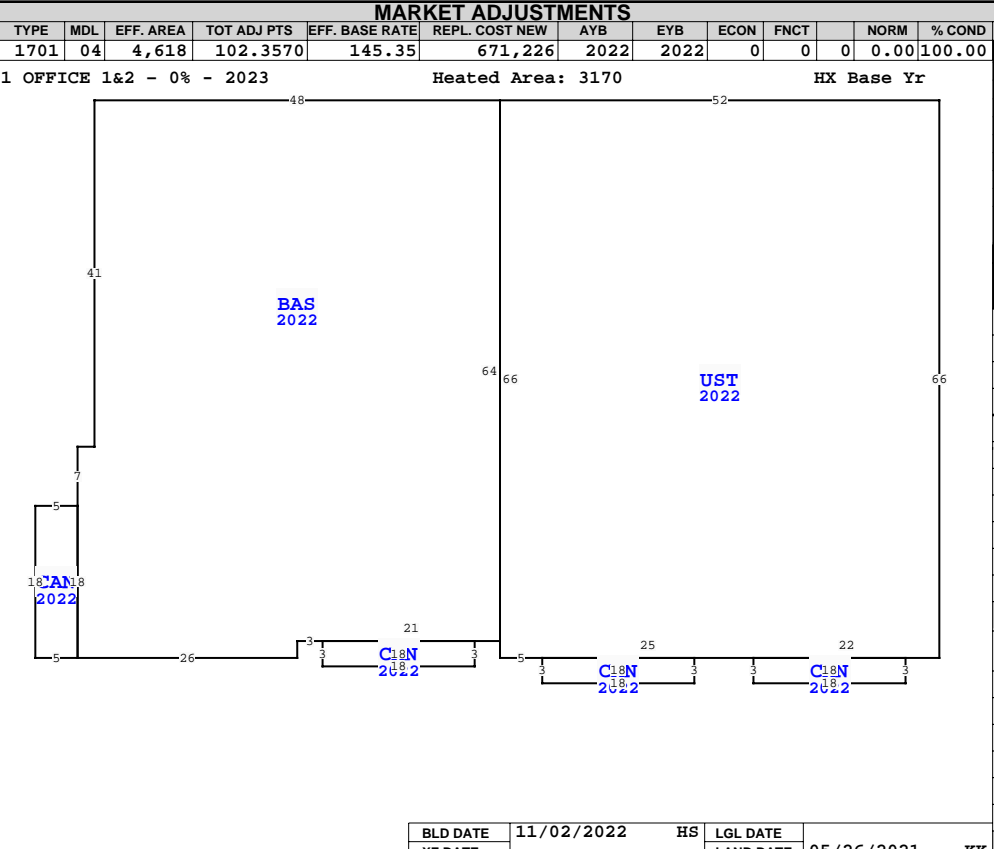


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO 100	
Roof Structur	09	RIDGE FRME 100	
Roof Cover	04	BUILT-UP 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 50	
Interior Floor	14	CARPET 50	
Ceiling	02	F.NOT SUS 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		16 100	
Frame	03	MASONRY 100	
Story Height		0 100	
RMS		16 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC		1290.100	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	3,170	100	3,170
CAN	54	30	16
CAN	54	30	16
CAN	54	30	16
CAN	90	30	27
UST	3,432	40	1,373
TOTALS	6,854		4,618

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1701	04	4,618	102.3570	145.35	671,226	2022	2022	0	0	0	100.00	

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	20,473.00	SF	2.00	2.00	100	2022	2022	3	100	40,946	
2	0811	CONCRETE B	0	0	0	2,178.00	SF	5.20	5.20	100	2022	2022	3	100	11,326	
3	0400	CONC CURB	0	0	0	594.00	LF	15.00	15.00	100	2022	2022	3	100	8,910	
4	0424	CL FNC 6'	0	0	0	46.00	LF	20.00	20.00	100	2022	2022	3	100	920	
5	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	
6	0966	FIRE SPRNK	0	0	0	6,849.00	SF	3.00	3.00	100	2022	2022	3	100	20,547	
7	0402	CONC BUMPE	0	0	0	33.00	UT	25.00	25.00	100	2022	2022	3	100	825	
TOTALS													84,074			

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	001700	C	1STORY OFF	0		CHT	0.00	0.00	67,520.00	SF		1.00	1.00	1.00	7.25	7.25	489,520								



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			671,226
TOTAL MARKET OB/XF VALUE			84,074
TOTAL LAND VALUE - MARKET			489,520
TOTAL MARKET VALUE			1,244,820
SOH/AGL Deduction			0
ASSESSED VALUE			1,244,820
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,244,820
TOTAL JUST VALUE			1,244,820
NCON VALUE			755,300
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			303,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4537	NEW CONSTR	0	05/11/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2440/1459	3/05/2021	WD Q	Q	V	01	373,500

GRANTOR: US 1 PROPERTIES LLC
GRANTEE: FUSILLI INVESTMENTS

BUILDING NOTES	

BUILDING DIMENSIONS	
UST=[YR=2022] W52 BAS=[YR=2022] W48 S41 W2 S7 CAN=[YR=2022] W5 S18 E5 N18\$ S18 E26 N2 E3 CAN=[YR=2022] S3 E18 N3 W18\$ E21 N64\$ S66 E5 CAN=[YR=2022] S3 E18 N3 W18\$ E25 CAN=[YR=2022] S3 E18 N3 W18\$ E22 N66\$.	