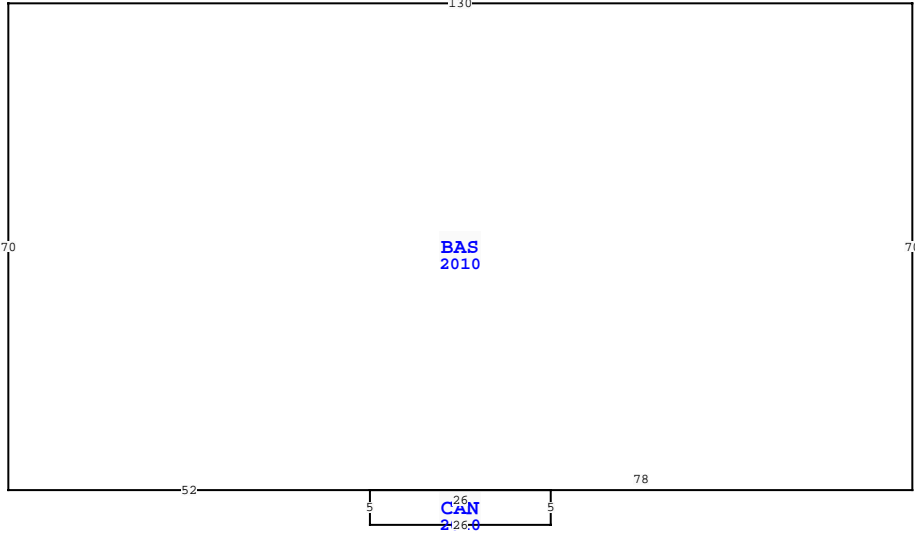


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD	CD	CONSTRUCTION
Exterior Wall	25	MOD	METAL 70
Exterior Wall	15	CONC	BLOCK 30
Roof Structure	10	STEEL	FRME 100
Roof Cover	12	MODULAR	MT 100
Interior Wall	05	DRYWALL	100
Interior Floor	03	CONC	FINSH 100
Ceiling	02	F.NOT	SUS 100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures	7	100	
Frame	05	STEEL	100
Story Height	15	100	
RMS	3	100	
Stories	1.	1.	100
Units	0	100	
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	9,100	100	9,100
CAN	130	30	39
			1,043,337
			4,471
TOTALS	9,230		9,139
			1,047,808

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	RETAILSTOR	- 0%	- 2023		Heated Area: 9100		HX Base Yr				



NASSAU COUNTY PROPERTY		PAGE 1 of 2
VALUATION SUMMARY		1
VALUATION BY		DIRECT_CAP
Tax Group: 1		Tax Dist:
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,330,952
SOH/AGL Deduction		0
ASSESSED VALUE		1,330,952
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,330,952
TOTAL JUST VALUE		1,330,952
NCON VALUE		0
INCOME VALUE		1,330,952
PREVIOUS YEAR MKT VALUE		1,376,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2395/1108	8/24/2020	WD	Q	I	01	1,825,000
GRANTOR: FULRAB LLC						
GRANTEE: CALLAHAN DG 08-20 L						
2071/1065	9/08/2016	WD	U	I	30	100
GRANTOR: FULCHER CHASE ETAL &						
GRANTEE: FULRAB LLC						

EXTRA FEATURES		450019 SR 200, CALLAHAN															
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	0	15,243.00	SF	2.00	2.00	100	2010	2010	3	68	20,730	
2	0812	CONCRETE C	0	0	0	0	1,976.00	SF	4.00	4.00	100	2010	2010	3	92	7,272	
3	0810	CONCRETE A	0	0	18	18	324.00	SF	6.50	6.50	100	2010	2010	3	92	1,938	
4	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	2010	2010	3	100	600	
5	1123	CB 8"	0	0	158	3	474.00	SF	6.15	6.15	100	2010	2010	3	92	2,682	
6	0812	CONCRETE C	0	0	0	0	1,183.00	SF	4.00	4.00	100	2010	2010	3	92	4,353	
7	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2010	2010	3	81	4,099	
8	1123	CB 8"	0	0	198	3	594.00	SF	6.15	6.15	100	2010	2010	3	92	3,361	
9	0810	CONCRETE A	0	0	0	0	224.00	SF	6.50	6.50	100	2010	2010	3	92	1,340	
10	0400	CONC CURB	0	0	0	0	532.00	LF	15.00	15.00	100	2010	2010	3	94	7,501	
TOTALS												53,876					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2010]	W130 S70E52 CAN=[YR=2010] S5 E26 N5 W26 E78 N70 S.

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	001100	C	STORE 1FLR	0	0004		270.00	165.00	44,550.00	SF		1.00	1.00	1.00	8.00	8.00	356,400							

