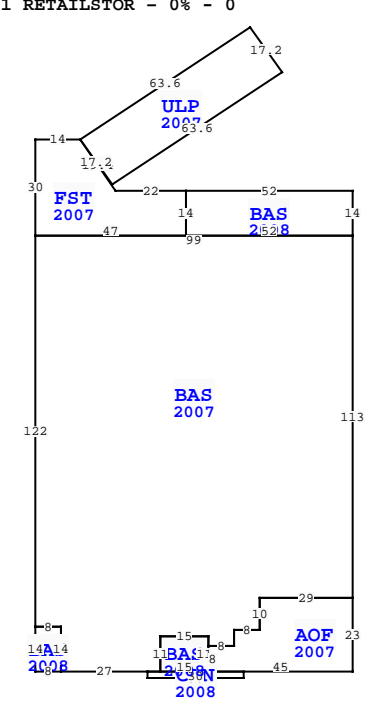




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	22	PRECAST PN	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	CORK/VTILE	100
Ceiling	04	NONE	100
Air Condition	04	ROOF TOP	100
Heating Type	04	AIR DUCTED	100
Fixtures		13	100
Frame	03	MASONRY	100
Story Height		18	100
RMS		8	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	04
NEIGHBORHOOD/LOC	4058.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
AOF	835	100	835
BAS	12,352	100	12,352
BAS	112	100	112
BAS	165	100	165
BAS	728	100	728
CAN	60	30	18
FST	970	50	485
ULP	1,092	15	164
TOTALS	16,314		14,859

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	RETAILSTOR	- 0%	- 0									Heated Area: 14192	
												HX Base Yr	



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			2,035,252
TOTAL MARKET OB/XF VALUE			137,139
TOTAL LAND VALUE - MARKET			701,310
TOTAL MARKET VALUE			2,873,701
SOH/AGL Deduction			574,928
ASSESSED VALUE			2,298,773
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,298,773
TOTAL JUST VALUE			2,873,701
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,089,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2550/0366	9/28/2020	SW	U	I	11	100
GRANTOR: T AMELIA MKT B FL LLC						
GRANTEE: KOLIBER GEORGE & JU						
2397/1215	9/28/2020	SW	Q	I	01	2,500,000
GRANTOR: T AMELIA MKT B FL LLC						
GRANTEE: KOLIBER GEORGE & JU						

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	42,404.00	SF	2.00	2.00	100	2006	2006	3	60	50,885	
2	0400	CONC CURB	0	0	0	828.00	LF	15.00	15.00	100	2006	2006	3	91	11,302	
3	0812	CONCRETE C	0	0	0	1,968.00	SF	4.00	4.00	100	2006	2006	3	88	6,927	
4	0972	ST LGHT UN	0	0	0	3.00	UT	2,530.00	2,530.00	100	2006	2006	3	72	5,465	
5	0975	ST LT/ARM	0	0	0	3.00	UT	500.00	500.00	100	2006	2006	3	72	1,080	
6	0476	VF 6 SBPL	0	0	0	15.00	LF	32.00	32.00	100	2010	2010	3	81	389	
7	0812	CONCRETE C	0	0	0	1,925.00	SF	4.00	4.00	100	2007	2007	3	89	6,853	
8	6001	ROLLUP DR	0	0	0	1.00	UT	400.00	400.00	100	2007	2007	3	35	140	
9	0400	CONC CURB	0	0	0	80.00	LF	15.00	15.00	100	2006	2006	3	91	1,092	
10	0803	ASPHALT C	0	0	0	1,754.00	SF	2.00	2.00	100	2007	2007	3	62	2,175	
														TOTAL OB/XF		86,308

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	0003	CI	0.00	0.00	70,131.00	SF		1.00	1.00	1.00	10.00	10.00	701,310							

BUILDING NOTES													
BUILDING DIMENSIONS BAS=[YR=2008] W52 FST=[YR=2007] W22 U16 L11 ULP=[YR=2007] U35 R53 D14 R10 D35 L53 U14 L10 \$ W14 S30 BAS=[YR=2007] S122 BAS=[YR=2008] S14 E8 N14 W8\$ E8 S14 E27 CAN=[YR=2008] S2 E30 N2 W30\$ E4 BAS=[YR=2008] E15 AOF=[YR=2007] E45 N23 W29 S10 W8 S5 W8 S8\$ N11 W15 S11\$ N11 E15 S3 E8 N5 E8 N10 E29 N113 W99\$ E47 N14\$ S14 E52 N14\$.													

