



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 70
Exterior Wall	15 CONC BLOCK 30
Roof Structure	04 WOOD TRUSS 100
Roof Cover	11 SLATE 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	5 100
Frame	03 MASONRY 100
Story Height	12 100
RMS	15 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	2300 FINANCIAL BLDG

MAP NUM	MKT AREA	04
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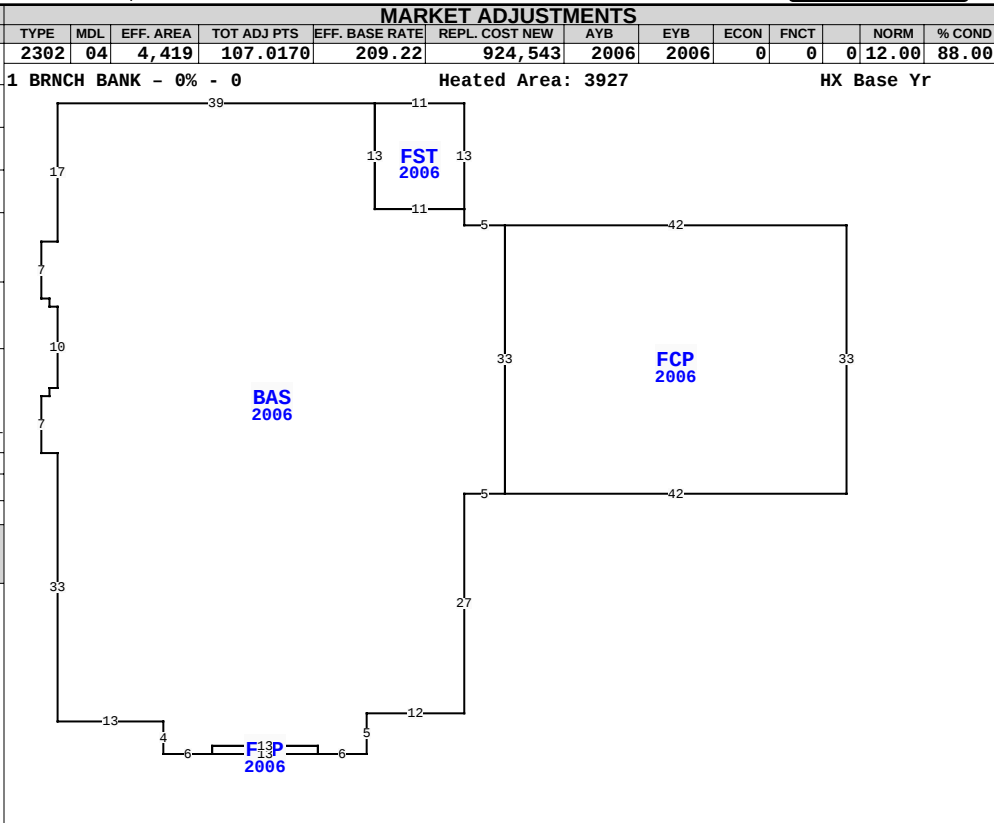
NEIGHBORHOOD/LOC	4058.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,927	100	3,927	723,014
FCP	1,386	30	416	76,592
FOP	13	30	4	737
FST	143	50	72	13,256

TOTALS	5,469	4,419	813,598
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	2021	BANK WINDW	0	0	0	0	1.00	UT	6,000.00	6,000.00	
5	0812	CONCRETE C	0	0	0	0	1,647.00	SF	4.00	4.00	
6	0803	ASPHALT C	0	0	0	0	22,051.00	SF	2.00	2.00	
7	0400	CONC CURB	0	0	0	0	1,150.00	LF	15.00	15.00	
8	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	
9	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	
10	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	
11	4950	BOLLARD	0	0	0	0	14.00	UT	100.00	100.00	
12	1123	CB 8"	0	0	41	0	246.00	SF	6.15	6.15	
13	1123	CB 8"	0	0	40	0	280.00	SF	6.15	6.15	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002300	C	FINANCIAL	0	0004	CI	0.00	0.00	43,995.60	SF	



BLD DATE	06/16/2021	KK	LGL DATE	
XF DATE	06/16/2021	KK	LAND DATE	06/16/2021
INC DATE			AG DATE	

TOTAL OB/XF											
70,498											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	2021	BANK WINDW	0	0	0	0	1.00	UT	6,000.00	6,000.00	
5	0812	CONCRETE C	0	0	0	0	1,647.00	SF	4.00	4.00	
6	0803	ASPHALT C	0	0	0	0	22,051.00	SF	2.00	2.00	
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9	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	
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1	002300	C	FINANCIAL	0	0004	CI	0.00	0.00	43,995.60	SF	

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	813,598		
TOTAL MARKET OB/XF VALUE	71,227		
TOTAL LAND VALUE - MARKET	879,912		
TOTAL MARKET VALUE	1,764,737		
SOH/AGL Deduction	601,969		
ASSESSED VALUE	1,162,768		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,162,768		
TOTAL JUST VALUE	1,764,737		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,522,504		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24317	REMODEL	46,703	01/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1383/1890	1/24/2006	WD	Q	V	
GRANTOR: KD NASSAU OUTPARCELS					SALE PRICE
GRANTEE: WACHOVIA BANK NATIO					1,200,000
1362/1020	10/27/2005	QC	U	V	06
GRANTOR: DUDLEY JOHNNY L &					100
GRANTEE: KD NASSAU OUTPARCEL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=2006] W42BAS=[YR=2006] W5N2 FST=[YR=2006] N13W11S13E11SW11N13W39 S17W2S7E1S1E1S10W1S1W1S17E2S33 E13S4E6FOP=[YR=2006] E13N1W13S1\$N1 E13S1E6N5E12N27E5N33\$S33E42N33 \$.											

WACHOVIA BANK NATIONAL ASSOCIATION/
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