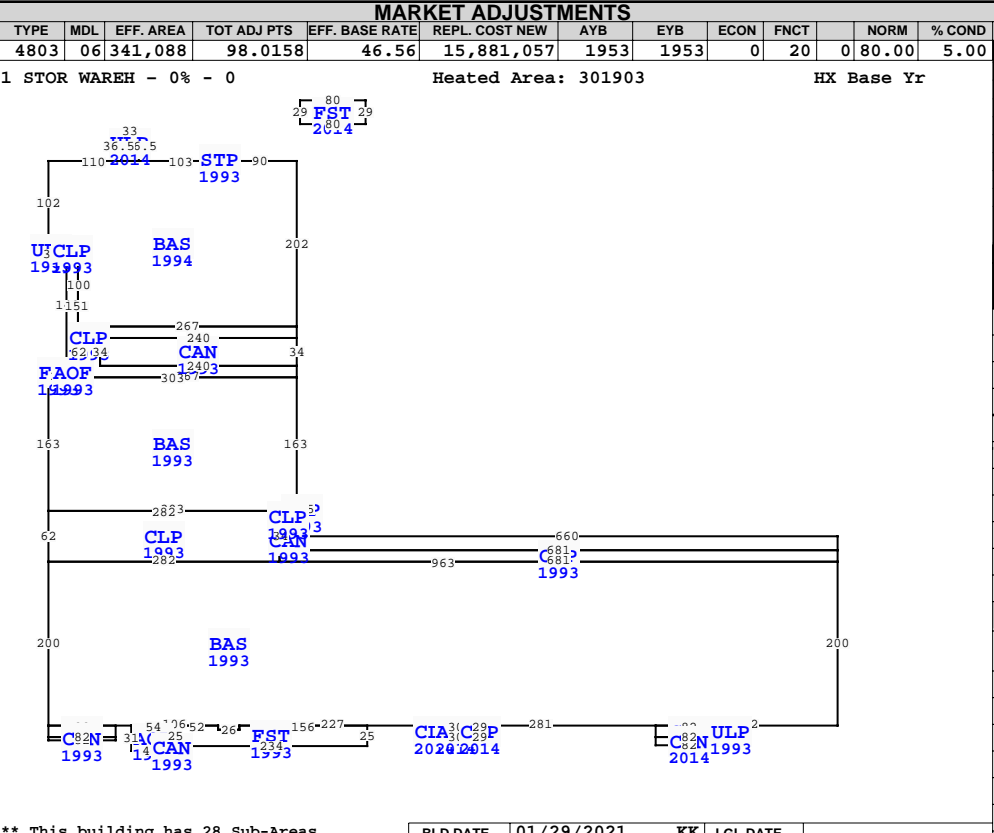




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	09	CORG ASB 60	
Exterior Wall	19	COMMON BRK 40	
Roof Structure	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floor	03	CONC FINSH 100	
Ceiling	04	NONE 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		20 100	
Frame	05	STEEL 100	
Story Height		32 100	
RMS		12 100	
Stories	1.	1. 100	
Class	00	. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Occupancy	00	NONE 100	
Quality	01	Quality Level 01	
DOR CODE	4800 WAREHOUSE-STORAGE		
MAP NUM	MKT AREA	04	
NEIGHBORHOOD/LOC	4051.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
AOF	132	185	244
AOF	1,626	185	3,008
AOF	420	185	777
BAS	49,389	100	49,389
BAS	192,730	100	192,730
BAS	57,606	100	57,606
CAN	40	30	12
CAN	328	30	98
CAN	8,160	30	2,448
CAN	11,946	30	3,584
TOTALS	374,425		341,088
			794,053



** This building has 28 Sub-Areas

BLD DATE	01/29/2021	KK	LGL DATE	
XF DATE	01/29/2021	KK	LAND DATE	04/01/2023
INC DATE			AG DATE	DCA

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	0402	CONC BUMPE	0	0	0	308.00	UT	16.75	16.75	100	1971	1971	3	30.6	1,579	
2	0400	CONC CURB	0	0	0	952.00	LF	10.05	10.05	100	1971	1971	3	30.6	2,928	
3	0812	CONCRETE C	0	0	0	11,407.00	SF	4.00	4.00	100	1958	1958	3	20	9,126	
4	0803	ASPHALT C	0	0	0	185,063.00	SF	2.00	2.00	100	1970	1970	3	50	185,063	
5	0975	ST LT/ARM	0	0	0	17.00	UT	500.00	500.00	100	1971	1971	3	20	1,700	
6	4950	BOLLARD	0	0	0	16.00	UT	100.00	100.00	20	1958	1958	3	20	320	
7	0963	FIRE HYDR	0	0	0	24.00	UT	1,500.00	1,500.00	20	1958	1958	3	20	7,200	
8	0940	SHEDS/PORT	0	0	15	180.00	SF	13.20	13.20	100	1970	1970	3	20	475	
16	0940	SHEDS/PORT	0	0	7	49.00	SF	20.10	20.10	100	1972	1972	3	20	197	
17	0940	SHEDS/PORT	0	0	7	49.00	SF	20.10	20.10	100	1972	1972	3	20	197	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	004800	C	WAREHOUSE	0		IH 1	461.00	200.00	35.42	AC		1.00	1.00	0.25	85,000.00	21,250.00	752,675							
2	009605	C	WETLANDS	0			0.00	0.00	1.38	AC		1.00	1.00	1.00	1,000.00	1,000.00	1,380							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 4	
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			821,217
TOTAL MARKET OB/XF VALUE			379,346
TOTAL LAND VALUE - MARKET			754,055
TOTAL MARKET VALUE			1,954,618
SOH/AGL Deduction			304,639
ASSESSED VALUE			1,649,979
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,649,979
TOTAL JUST VALUE			1,954,618
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			1,557,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007765	REPAIR/RRF	15,000	08/12/2022
B1328075	CO ISSUED	0	12/14/2013
B1328076	10X44 MODULAR OFF	0	12/01/2013
E1327042	NEW CONSTR	0	12/01/2013
E1327043	NEW CONSTR	0	12/01/2013
B1327942	SCALE	18,000	11/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1146/0819	6/19/2003	WD Q	Q	I		1,325,000

GRANTOR: STONE CONTAINER CORP
GRANTEE: 393 U S HIGHWAY 17

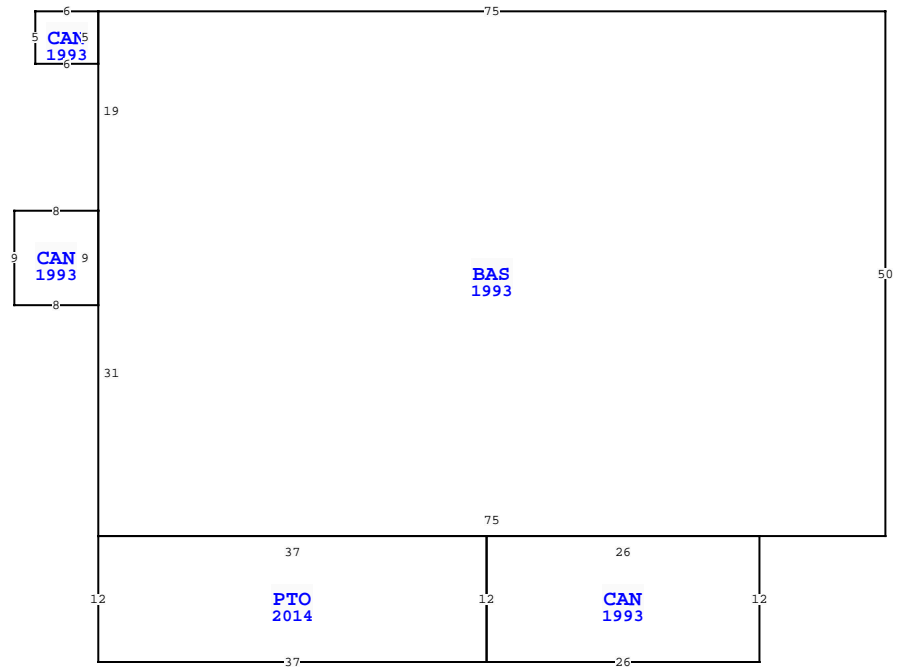
BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W90 STP=[YR=1993] N4W8S4E8S W103U1P=[YR=2014] U36 R6 W33 D36 R6 E21\$W110S102U1P=[YR=1993] W16S12E38 N12W22\$E22CLP=[YR=1993] S148W22S8 FST=[YR=1993] S6E24AOF=[YR=1993] E12N11W12 S11\$N11W18S5W6\$E6N5E30N151W14\$ E14S100E267 CLP=[YR=1993] W267S62 E267BAS=[YR=1993] W303S163CLP=[YR=1993] S62BAS=[YR=1993] S200 CLP=[YR=1994] S14 CAN=[YR=1993] S4E82N4W82\$E82N14W82\$ E101 AOF=[YR=1993] S31E46N1CAN=[YR=1993] E8N5W8S5\$N5E8N25FST=[YR=1993] S25 E234N25W156S5W26N5W52\$W54\$E106 S5E26N5E227CLP=[YR=2014] S14E22N14 AOF=[YR=2014] S14E30N14CLP=[YR=2014] S14 E29N14W29\$W30\$W22\$E281 CLP=[YR=2014] S14CAN=[YR=2014] S10E82N10 W82\$E82N14ULP=[YR=1993] S14E20N14W20

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	02	F.NOT SUS 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		5 100	
Frame	05	STEEL 100	
Story Height		24 100	
RMS		1 100	
Stories	1.	1. 100	
Class	00	. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Occupancy	00	NONE 100	
Quality	01	Quality Level 01	
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	3,750	100	3,750
CAN	30	30	9
CAN	72	30	22
CAN	312	30	94
PTO	444	5	22
TOTALS	4,608		3,897

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4803	06	3,897	83.4678	39.65	154,516	1982	1982	0	15	0	70.00	15.00	
2 STOR WAREH - 0% - 0 Heated Area: 3750 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 2 of 4	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			821,217
TOTAL MARKET OB/XF VALUE			379,346
TOTAL LAND VALUE - MARKET			754,055
TOTAL MARKET VALUE			1,954,618
SOH/AGL Deduction			304,639
ASSESSED VALUE			1,649,979
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,649,979
TOTAL JUST VALUE			1,954,618
INCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,557,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1225574	ELEC OTHER	0	11/01/2012
R991928	REPAIR/RRF	170,000	08/01/1999
960477	REPAIR/RRF	252,000	07/16/1996
8295	REPAIR/RRF	97,916	08/10/1992
8034	TANKS/BLRS	29,500	04/27/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1146/0819	6/19/2003	WD Q	Q	I		1,325,000

GRANTOR: STONE CONTAINER CORP
GRANTEE: 393 U S HIGHWAY 17

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
18	0940	SHEDS/PORT	0	0	7	8	56.00	SF	30.00	30.00	100	1972	1972	3	20	336	
19	0940	SHEDS/PORT	0	0	7	8	56.00	SF	30.00	30.00	100	1972	1972	3	20	336	
20	0940	SHEDS/PORT	0	0	7	8	56.00	SF	30.00	30.00	100	1972	1972	3	20	336	
21	0940	SHEDS/PORT	0	0	6	7	42.00	SF	30.00	30.00	100	1972	1972	3	20	252	
22	0940	SHEDS/PORT	0	0	6	7	42.00	SF	20.10	20.10	100	1972	1972	3	20	169	
23	0940	SHEDS/PORT	0	0	6	7	42.00	SF	30.00	30.00	100	1972	1972	3	20	252	
24	0940	SHEDS/PORT	0	0	6	7	42.00	SF	30.00	30.00	100	1972	1972	3	20	252	
25	0940	SHEDS/PORT	0	0	6	7	42.00	SF	30.00	30.00	100	1972	1972	3	20	252	
26	1123	CB 8"	0	0	0	0	192.00	SF	6.15	6.15	100	1971	1971	3	23	272	
27	0424	CL FNC 6'	0	0	0	0	337.00	LF	22.00	22.00	100	1971	1971	3	20	1,483	

TOTAL OB/XF													
3,940													
BLD DATE	01/29/2021	KK	LGL DATE										
XF DATE	01/29/2021	KK	LAND DATE	04/01/2023 DCA									
INC DATE			AG DATE										

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W75 CAN=[YR=1993] W6 S5 E6 N5 \$ S19													
CAN=[YR=1993] W8 S9 E8 N9 \$ S31 PTO=[YR=2014]													
S12E37CAN=[YR=1993] E26N12W26S12\$N12W37\$E75N50\$.													

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	4800 WAREHOUSE-STORAGE	
MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4051.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	722	100
TOTALS	722	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4803	06	722	58.1288	27.61	19,934	1959	1959		0	0	80.00
8 STOR WAREH - 0% - 0			Heated Area: 722			HX Base Yr					
BLD DATE	01/29/2021		KK	LGL DATE							
XF DATE	01/29/2021		KK	LAND DATE	04/01/2023		DCA				
INC DATE											

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 3 of 4
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	821,217	
TOTAL MARKET OB/XF VALUE	379,346	
TOTAL LAND VALUE - MARKET	754,055	
TOTAL MARKET VALUE	1,954,618	
SOH/AGL Deduction	304,639	
ASSESSED VALUE	1,649,979	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	1,649,979	
TOTAL JUST VALUE	1,954,618	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	1,557,855	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1146/0819	6/19/2003	WD	Q	I		1,325,000
GRANTOR: STONE CONTAINER CORP						
GRANTEE: 393 U S HIGHWAY 17						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W29 N9 W23 S15 E23 S7 E29 N13S.											

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		
28	0430	CL FNC 6B	0	0	0	0	3,322.00	LF	9.70	9.70	100	1971	1971	3	20	6,445			
29	0431	CL FNC 8B	0	0	0	0	229.00	LF	15.63	15.63	100	1971	1971	3	20	716			
30	0467	FNC GT 25'	0	0	0	0	1.00	UT	875.00	875.00	100	1971	1971	3	20	175			
31	0092	AUTO GATE	0	0	0	0	1.00	UT	4,375.00	4,375.00	100	1971	1971	3	20	875			
32	0464	FNC GT 10'	0	0	0	0	1.00	UT	437.50	437.50	100	1971	1971	3	20	88			
33	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1971	1971	3	20	700			
37	6001	ROLLUP DR	0	0	0	0	15.00	UT	400.00	400.00	100	1953	1953	3	20	1,200			
39	0940	SHEDS/PORT	0	0	20	15	300.00	SF	24.00	24.00	100	1999	1999	3	20	1,440			
40	0979	TANK WATER	0	0	0	0	1.00	UT	11,250.00	11,250.00	100	1953	1953	3	100	11,250			
41	0966	FIRE SPRNK	0	0	0	0	307,645.00	SF	0.75	0.75	100	1953	1953	3	60	138,440			
TOTALS												722	722	3,987					

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

