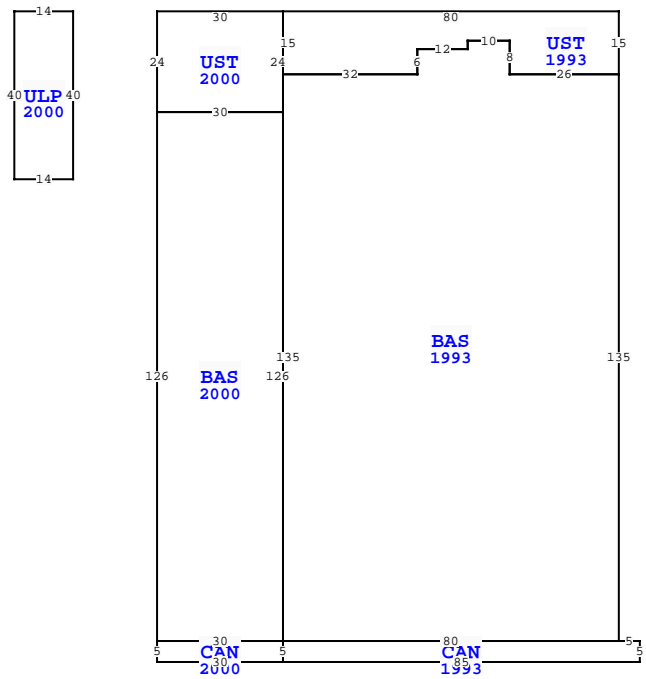


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 80	
Exterior Wall	28	GLASS THRM 20	
Roof Structure	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	05	ASPH TILE 10	
Ceiling	01	FIN.SUSPD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		4 100	
Frame	05	STEEL 100	
Story Height		10 100	
RMS		2 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	01	DIST CA 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	10,952	100	10,952
BAS	3,780	100	3,780
CAN	425	30	128
CAN	150	30	45
ULP	560	15	84
UST	1,048	40	419
UST	720	40	288
TOTALS	17,635		15,696

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: 14732	
HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		1,090,840	
TOTAL MARKET OB/XF VALUE		33,036	
TOTAL LAND VALUE - MARKET		155,908	
TOTAL MARKET VALUE		1,279,784	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,279,784	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,279,784	
TOTAL JUST VALUE		1,279,784	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		904,192	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4654-M	REMODEL		04/06/2023
B2433	REPAIR/RRF	9,000	04/01/2002
2303	XFOB	12,500	10/01/2000
2268	ADDITION	77,000	06/20/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2591/0362	9/15/2022	WD	U	I	40	1,660,000

GRANTOR: CC & O ENTERPRISES						
GRANTEE: JOHNSTON FELIX A AS						
2123/0801	5/30/2017	QC	U	I	11	100
GRANTOR: OUTLER MATTHEW B						
GRANTEE: CC & O ENTERPRISES						

BUILDING NOTES	
BUILDING DIMENSIONS UST=[YR=1993] W80 UST=[YR=2000] W30 S24 BAS=[YR=2000] S126 CAN=[YR=2000] S5 E30 CAN=[YR=1993] E85 N5 W5 BAS=[YR=1993] N135 W26 N8 W10 S2 W12 S6 W32 S135 E80\$ W80 S5\$ N5 W30\$ E30 N126 W30\$ E30 N24\$ S15 E32 N6 E12 N2 E10 S8 E26 N15\$ PTR= W130 ULP=[YR=2000] W14 S40 E14 N40\$ E130\$.	

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	0812	CONCRETE C	0	0	0	0	9,628.00	SF	4.00	4.00	100	1986	1986	3	52	20,026	
2	0812	CONCRETE C	0	0	0	0	3,150.00	SF	4.00	4.00	100	2000	2000	3	80	10,080	
3	0402	CONC BUMPE	0	0	0	0	15.00	UT	25.00	25.00	100	1986	1986	3	62	233	
4	0810	CONCRETE A	0	0	0	0	316.00	SF	6.50	6.50	100	2000	2000	3	80	1,643	
5	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2000	2000	3	85	43	
6	0443	STK FNC 6'	0	0	0	0	31.00	LF	10.00	10.00	100	2000	2000	3	20	62	
7	4950	BOLLARD	0	0	0	0	1.00	UT	100.00	100.00	100	1986	1986	3	100	100	
8	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	1986	1986	3	20	80	
9	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	1986	1986	3	25	338	
10	0505	FLAGPOLE A	0	0	0	0	15.00	LF	50.00	50.00	100	2000	2000	3	20	150	

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	001100	C	STORE 1FLR	0	0004	RS-1	150.00	260.00	38,977.00	SF		1.00	1.00	1.00	4.00	4.00	155,908							

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																VALUATION BY Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 1,090,840 TOTAL MARKET OB/XF VALUE 33,036 TOTAL LAND VALUE - MARKET 155,908 TOTAL MARKET VALUE 1,279,784 SOH/AGL Deduction 0 ASSESSED VALUE 1,279,784 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,279,784 TOTAL JUST VALUE 1,279,784 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 904,192										
DOR CODE 1100 STORES, 1 STORY															PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 2591/0362 9/15/2022 WD U I 40 1,660,000 GRANTOR: CC & O ENTERPRISES GRANTEE: JOHNSTON FELIX A AS 2123/0801 5/30/2017 QC U I 11 100 GRANTOR: OUTLER MATTHEW B GRANTEE: CC & O ENTERPRISES											
MAP NUM MKT AREA 07															BUILDING NOTES BUILDING DIMENSIONS											
NEIGHBORHOOD/LOC 1290.100																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																BLD DATE 02/17/2022 KK LGL DATE 02/17/2022 KK XF DATE 02/17/2022 KK LAND DATE 02/17/2022 KK INC DATE AG DATE										

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
11	0400	CONC CURB	0	0	0	22.00	LF	15.00	15.00	100	2000	2000	3	85	281	

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	
REVIEW DATE 02/17/2022 BY KK Total Acres: 0.00 Total Land Value: 155,908 Market: 0 Agricultural: 0 Common: 155,908 PRINTED 08/02/2023 BY SYS																									