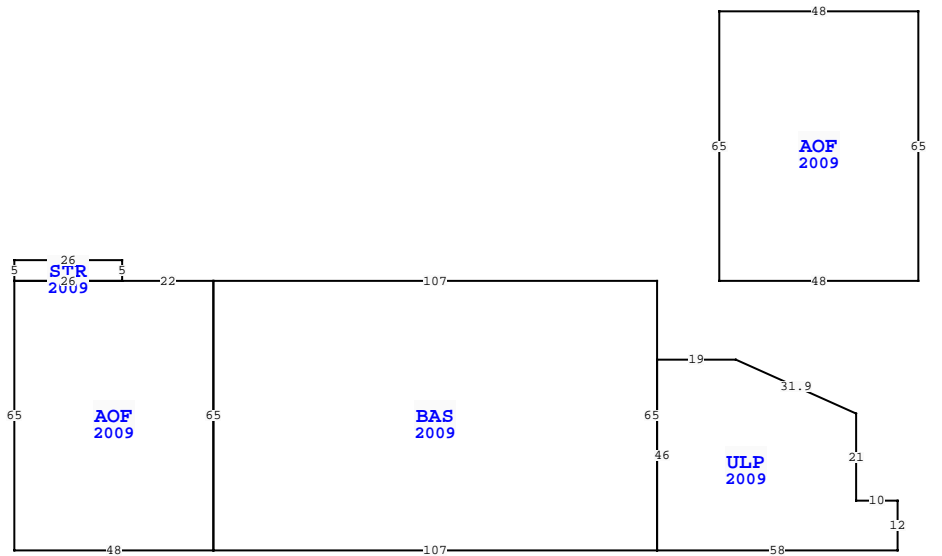


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	03 CONC FINSH 70
Interior Floor	14 CARPET 30
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Plumbing	10 100
Frame	05 STEEL 100
Story Height	26 100
RMS	8 100
Stories	0 0 100
Class	00 . 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4803	06	19,154	129.9904	61.75	1,182,760	2009	2009	0	0	50	12.00	38.00

1 STOR WAREH - 0% - 0 Heated Area: 13195 HX Base Yr



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		0	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		2,490,676	
SOH/AGL Deduction		0	
ASSESSED VALUE		2,490,676	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,490,676	
TOTAL JUST VALUE		2,490,676	
NCON VALUE		0	
INCOME VALUE		2,490,676	
PREVIOUS YEAR MKT VALUE		2,330,747	

Quality		Quality Level 03	
DOR CODE		4800 WAREHOUSE-STORAGE	
MAP NUM		MKT AREA 04	
NEIGHBORHOOD/LOC 4002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
AOF	3,120	185	135,440
AOF	3,120	185	135,440
BAS	6,955	100	163,199
STR	130	10	305
ULP	2,140	30	15,065
TOTALS	15,465	19,154	449,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22187	CO ISSUED	0	04/17/2009
B22187	NEW CONSTR	1,042,405	01/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2367/1677	6/04/2020	SW	U	I	37	1,850,000

GRANTOR: RDL LOGISTICS LLC
 GRANTEE: FIRST ENTERPRISE PR
 1594/0453 11/20/2008 WD Q V 963,300
 GRANTOR: FLA PETROLELUM CORP
 GRANTEE: RDL LOGISTICS LLC

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	0505	FLAGPOLE A	0	0	0	0	20.00	LF	50.00	50.00	100	2009	2009	3	45	450	
2	0810	CONCRETE A	0	0	0	0	233,431.00	SF	6.50	6.50	100	2009	2009	3	91	1,380,744	
3	1123	CB 8"	0	0	350	2	700.00	SF	6.15	6.15	100	2009	2009	3	91	3,918	
4	6002	EL ROLL DR	0	0	0	0	8.00	UT	900.00	900.00	100	2009	2009	3	45	3,240	
5	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2009	2009	3	100	1,500	
6	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2009	2009	3	100	10,200	
7	4950	BOLLARD	0	0	0	0	20.00	UT	100.00	100.00	100	2009	2009	3	100	2,000	
8	0400	CONC CURB	0	0	472	0	1,472.00	LF	15.00	15.00	100	2009	2009	3	94	20,755	
9	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00	2,530.00	100	2009	2009	3	78	13,814	
10	0978	SECURTY LT	0	0	0	0	11.00	UT	450.00	450.00	100	2009	2009	3	78	3,861	

TOTAL OB/XF													1,440,482											
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
1	004800	C	WAREHOUSE	0	0003	IW	0.00	0.00	10.84	AC		1.00	1.00	1.00	87,000.00	87,000.00	943,080							
2	009630	C	SWAMP	0		IW	0.00	0.00	3.00	AC		1.00	1.00	1.00	500.00	500.00	1,500							

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2009] W107 AOF=[YR=2009] W22 STR=[YR=2009] W26 N5 E26 S5\$ W26 S65 E48 N65\$ S65E107 ULP=[YR=2009] E58 N12 W10 N21 U13 L29 W19 S46\$ N65\$ PTR=E15AOF=[YR=2009] E48 N65 W48 S65\$ W15\$.												

LAND DESCRIPTION		TOTAL OB/XF 1,440,482																						
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
1	004800	C	WAREHOUSE	0	0003	IW	0.00	0.00	10.84	AC		1.00	1.00	1.00	87,000.00	87,000.00	943,080							
2	009630	C	SWAMP	0		IW	0.00	0.00	3.00	AC		1.00	1.00	1.00	500.00	500.00	1,500							

