

EXCHANGERIGHT NETLEASED/PORTFOLIO 31 DST
C/O SLK GLOBAL SOLN AMERICA, 2727 LBJ FREEWAY STE 806
DALLAS, TX 75234

51-3N-27-4840-0006-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Ceiling

Air Condition

Heating Type

Fixtures

Frame

Story Height

RMS

Stories

Units

Occupancy

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

TOTALS

15

09

04

05

04

04

04

04

03

1.

00

02

1100

4051.00

19,000

CONC BLOCK 100

RIDGE FRME 100

BUILT-UP 100

DRYWALL 100

C ABOVE GD 100

NONE 100

ROOF TOP 100

AIR DUCTED 100

10 100

MASONRY 100

19 100

7 100

1. 100

0 100

NONE 100

Quality Level 02

STORES, 1 STORY

18,825

2,048,898

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FUNCT

AP

NORM

% COND

1101

04

18,825

100.3941

147.08

2,768,781

2019

2019

0

0

25

1.00

74.00

1 RETAILSTOR - 0% - 0

Heated Area: 18750

HX Base Yr

125

150

150

75

19

25

19

25

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

CAN

18,750

250

100

30

18,750

75

2,040,735

8,163

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

0

60,967.00

SF

2.00

2.00

100

2019

2019

3

86

104,863

2

0400

CONC CURB

0

0

0

0

2,108.00

LF

15.00

15.00

100

2019

2019

3

99

31,304

3

0402

CONC BUMPE

0

0

0

0

19.00

UT

25.00

25.00

100

2019

2019

3

99

470

4

0812

CONCRETE C

0

0

0

0

1,387.00

SF

4.00

4.00

100

2019

2019

3

99

5,493

5

0812

CONCRETE C

0

0

0

0

2,457.00

SF

4.00

4.00

100

2019

2019

3

99

9,730

6

0810

CONCRETE A

0

0

0

0

2,420.00

SF

6.50

6.50

100

2019

2019

3

99

15,573

7

0463

FENCE GATE

0

0

0

0

2.00

UT

300.00

300.00

100

2019

2019

3

96

576

8

0810

CONCRETE A

0

0

0

0

313.00

SF

6.50

6.50

100

2019

2019

3

99

2,014

9

1126

CB/STC 8"

0

0

0

0

264.00

SF

8.00

8.00

100

2019

2019

3

99

2,091

10

4950

BOLLARD

0

0

0

0

2.00

UT

100.00

100.00

100

2019

2019

3

100

200

LAND DESCRIPTION

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

CI

0.00

0.00

199,504.00

SF

1.00

1.00

1.00

12.00

12.00

2,394,048

MARKET ADJUSTMENTS

TOTAL OB/XF

172,314

BLD DATE

02/04/2020

KK

LGL DATE

02/04/2020

KK

INC DATE

AG DATE

02/04/2020

KK

REVIEW DATE

02/04/2020

BY

KK

Total Acres:

0.00

Total Land Value:

0

Market:

0

Agricultural:

0

Common:

0

PRINTED 08/02/2023 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 of 3

4

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

DIRECT_CAP

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

0

0

0

4,859,701

0

4,859,701

0

4,859,701

0

4,859,701

0

4,859,701

4,867,094

PERMIT NUM

DESCRIPTION

AMT

ISSUED

19004594

NEW CONST

2,362,784

07/01/2019

19005279

SITE WORK

150,000

02/26/2019

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2327/1309

12/09/2019

SW Q

I

02

5,559,400

GRANTOR: YUFL LLC

GRANTEE: EXCHANGERIGHT NETLE

2275/0678

5/15/2019

WD Q V

01

1,623,000

GRANTOR: FKP LTD

GRANTEE: YUFL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W125 S150 E50 CAN=[YR=2019] S10 E25 N10 W25\$E75 N150\$.

[illegible]

