

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	80
Exterior Wall	17	CB STUCCO	20
Roof Structure	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	80
Interior Floor	07	CORK/VTILE	20
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		19	100
Frame	03	MASONRY	100
Story Height		16	100
RMS		18	100
Stories	2.	2.	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	NORM	% COND		
1701	04	5,079	133.8607	190.08	965,416	2021	2021	0	0	0	0.00	100.00	

1 OFFICE 1&2 - 0% - 0 Heated Area: 4627 HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 5	
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE		1,594,405	
TOTAL MARKET OB/XF VALUE		252,057	
TOTAL LAND VALUE - MARKET		565,192	
TOTAL MARKET VALUE		2,411,654	
SOH/AGL Deduction		227,205	
ASSESSED VALUE		2,184,449	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,184,449	
TOTAL JUST VALUE		2,411,654	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,985,863	

Quality		DOR CODE		
03	Quality Level 03	1100	STORES, 1 STORY	
MAP NUM		MKT AREA		
		04		
NEIGHBORHOOD/LOC 4002.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,862	100	3,862	734,089
CAN	232	30	70	13,306
CAN	1,274	30	382	72,611
FUS	765	100	765	145,411
TOTALS	6,133		5,079	965,416

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
04/19/2022	04/19/2022		0	04/19/2022	KK

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
6	0803	ASPHALT C	0	0	0	0	12,767.00	SF	2.00	2.00	100	2021	2021	3	90	22,981	
7	0400	CONC CURB	0	0	0	0	752.00	LF	15.00	15.00	100	2021	2021	3	100	11,280	
8	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	2021	2021	3	100	250	
9	0812	CONCRETE C	0	0	0	0	2,147.00	SF	4.00	4.00	100	2021	2021	3	100	8,588	
10	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2021	2021	3	99	15,028	
11	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2021	2021	3	99	990	
12	0444	BOX FNC 4'	0	0	0	0	40.00	LF	6.50	6.50	100	2021	2021	3	97	252	
13	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	99	594	
14	0810	CONCRETE A	0	0	0	0	45.00	SF	6.50	6.50	100	2021	2021	3	100	293	
15	0444	BOX FNC 4'	0	0	0	0	9.00	LF	6.50	6.50	100	2021	2021	3	97	57	

TOTAL OB/XF													
463393 SR 200, YULEE													
60,313													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004515	XFOB-DUMPSTER/FEN	10,000	04/13/2021
21004358	SWIM POOL-PET PAR	64,000	04/08/2021
20011465	NEW CONSTR	2,079,574	11/19/2020
94687	MH MOVE-ON	26,000	12/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2387/1390	8/27/2020	WD Q	Q	I	01	565,000
GRANTOR: AMERICAN PET RESORT L						
GRANTEE: STORE MASTER FUNDIN						
2326/1086	12/18/2019	WD Q	Q	V	01	565,000
GRANTOR: BENTON JAMES S & ELIZ						
GRANTEE: AMERICAN PET RESORT						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2021] W2 N7 W11 CAN=[YR=2021] W14 S11 E1 S6 E13 N17\$ S34 E11 N2 E24 CAN=[YR=2021] S49 E26 N49 W26\$ E50 S7 E14 S3 E14 N35\$ PTR= E40 FUS=[YR=2021] E21 S3 E7 S6 W2 S17 E1 S6 W6 S3 W14 N19 W7 N16\$ W40\$.

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
1	001100	C	STORE 1FLR	0		CI	200.00	399.00	75,359.00	SF		1.00	1.00	1.00	7.50	7.50	565,192							

LOTS 59 & 60  
IN OR 2387/1390  
JEA ESMT IN OR 2514-605, ACCESS

STORE MASTER FUNDING XI LLC  
8377 E HARTFORD DRIVE STE #100  
SCOTTSDALE, AZ 85255

2023

52-3N-27-4890-0059-0000



ELEMENT		BUILDING CHARACTERISTICS		
CD	CONSTRUCTION			
15	CONC BLOCK 100			
04	WOOD TRUSS 100			
03	COMP SHNGL 100			
01	MINIMUM 100			
03	CONC FINSH 100			
03	PART.FIN. 100			
03	CENTRAL 100			
03	FORCED AIR 100			
	3 100			
03	MASONRY 100			
	9 100			
	4 100			
1.	1. 100			
	0 100			
00	NONE 100			
03	Quality Level 03			
1100	STORES, 1 STORY			
	MKT AREA		04	
4002.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,918	100	4,918	255,933
CAN	276	30	83	4,319
CAN	282	30	85	4,423
PTO	18	5	1	52
SFB	30	80	24	1,249
UOP	363	20	73	3,799
TOTALS	5,887		5,184	269,775

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8810	04	5,184	65.4534	52.04	269,775	2021	2021	0	0	0.00	100.00
2 KENNELS - 0% - 0											
Heated Area: 4942											
HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 2 of 5	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		1,594,405	
TOTAL MARKET OB/XF VALUE		252,057	
TOTAL LAND VALUE - MARKET		565,192	
TOTAL MARKET VALUE		2,411,654	
SOH/AGL Deduction		227,205	
ASSESSED VALUE		2,184,449	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,184,449	
TOTAL JUST VALUE		2,411,654	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,985,863	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2387/1390	8/27/2020	WD Q	Q	I	01	565,000
GRANTOR: AMERICAN PET RESORT L						
GRANTEE: STORE MASTER FUNDIN						
2326/1086	12/18/2019	WD Q	Q	V	01	565,000
GRANTOR: BENTON JAMES S & ELIZ						
GRANTEE: AMERICAN PET RESORT						

BLD DATE		04/19/2022	0	LGL DATE		04/19/2022	KK
XF DATE		04/19/2022	KK	LAND DATE			KK
INC DATE				AG DATE			

BUILDING NOTES		
BUILDING DIMENSIONS		
CAN=[YR=2021] W46 BAS=[YR=2021] N6 W7 N1 W14 S1 W7 S6		
CAN=[YR=2021] W47 S6 E47 N6\$ S6 W47 S15 SFB=[YR=2021] S10		
E3 N10 W3\$ E3 S10 W3 S13 UOP=[YR=2021] S3 E80 PTO=[YR=2021]		
S3 E6 N3 W6\$ E41 N3 W121\$ E121 N38 W46 N6\$ S6 E46 N6\$.		

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
16	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	
17	0811	CONCRETE B	0	0	0	0	819.00	SF	5.20	5.20	100	2021	2021	3	100	4,259	
18	0810	CONCRETE A	0	0	23	4	92.00	SF	6.50	6.50	100	2021	2021	3	100	598	
19	0476	VF 6 SBPL	0	0	0	0	186.00	LF	32.00	32.00	100	2021	2021	3	99	5,892	
20	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2021	2021	3	100	200	
21	0476	VF 6 SBPL	0	0	0	0	36.00	LF	32.00	32.00	100	2021	2021	3	99	1,140	
22	0810	CONCRETE A	0	0	0	0	283.00	SF	6.50	6.50	100	2021	2021	3	100	1,840	
23	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	99	594	
24	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	2021	2021	3	100	200	
25	0424	CL FNC 6'	0	0	0	0	28.00	LF	23.00	23.00	100	2021	2021	3	99	638	

LAND DESCRIPTION												TOTAL OB/XF												15,658				
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	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		11 100
Stories	1.	1. 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	NORM	% COND	
8810	04	2,736	68.6712	54.59	149,358	2021	2021	0	0	0	0.00	100.00



Quality	03	Quality Level 03		
DOR CODE	1100	STORES, 1 STORY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,372	100	2,372	129,487
CAN	1,043	30	313	17,087
PTO	18	5	1	55
UOP	123	20	25	1,365
UOP	126	20	25	1,365
TOTALS	3,682		2,736	149,358

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
26	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	
27	0810	CONCRETE A	0	0	24	4	96.00	SF	6.50	6.50	100	2021	2021	3	100	624	
28	0425	CL FNC 8'	0	0	0	0	512.00	LF	12.25	12.25	100	2021	2021	3	99	6,208	
29	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2021	2021	3	97	388	
30	0424	CL FNC 6'	0	0	0	0	416.00	LF	23.00	23.00	100	2021	2021	3	99	9,472	
31	0463	FENCE GATE	0	0	0	0	27.00	UT	300.00	300.00	100	2021	2021	3	99	8,019	
32	0424	CL FNC 6'	0	0	0	0	32.00	LF	23.00	23.00	100	2021	2021	3	99	729	
33	0422	CL FNC 4'	0	0	0	0	200.00	LF	17.25	17.25	100	2021	2021	3	99	3,416	
34	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	
35	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2021	2021	3	99	7,514	

463393 SR 200, YULEE	BLD DATE	04/19/2022	0	LGL DATE	
	XF DATE	04/19/2022	KK	LAND DATE	04/19/2022
	INC DATE			AG DATE	KK

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 3 of 5
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			1,594,405
TOTAL MARKET OB/XF VALUE			252,057
TOTAL LAND VALUE - MARKET			565,192
TOTAL MARKET VALUE			2,411,654
SOH/AGL Deduction			227,205
ASSESSED VALUE			2,184,449
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,184,449
TOTAL JUST VALUE			2,411,654
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,985,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2387/1390	8/27/2020	WD	Q	I	01	565,000
GRANTOR: AMERICAN PET RESORT L						
GRANTEE: STORE MASTER FUNDIN						
2326/1086	12/18/2019	WD	Q	V	01	565,000
GRANTOR: BENTON JAMES S & ELIZ						
GRANTEE: AMERICAN PET RESORT						

BUILDING NOTES												

BUILDING DIMENSIONS												
UOP=[YR=2021] W41 BAS=[YR=2021] N1 W21 S1 UOP=[YR=2021] W42 S3 E42 N3\$ S3 W42 S1 CAN=[YR=2021] W6 PTO=[YR=2021] W3 S6 E3 N6\$ S6 W3 S21 E54 S4 E14 N4 E51 N23 W6 S17 W104 N21\$ S21 E104 N22 W41 N3\$ S3 E41 N3 \$.												

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	

LOTS 59 & 60  
IN OR 2387/1390  
JEA ESMT IN OR 2514-605, ACCESS

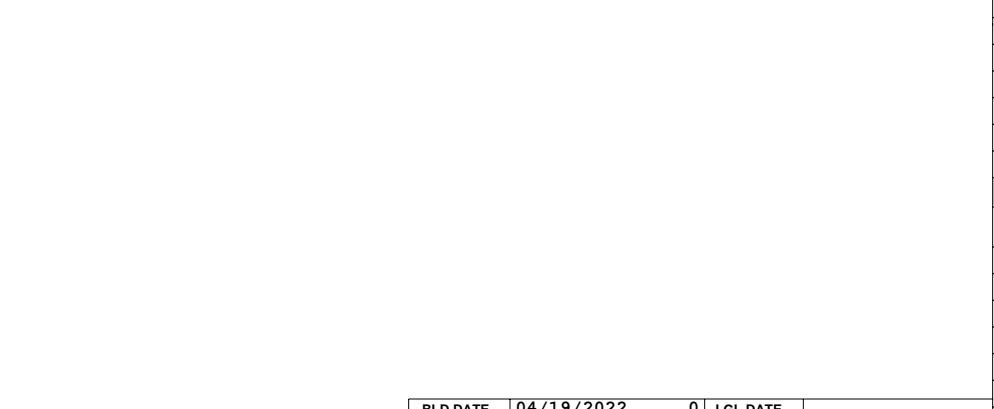
STORE MASTER FUNDING XI LLC  
8377 E HARTFORD DRIVE STE #100  
SCOTTSDALE, AZ 85255

**2023**

52-3N-27-4890-0059-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FINSH 100
Ceiling	03 PART.FIN. 100
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Fixtures	3 100
Frame	03 MASONRY 100
Story Height	9 100
RMS	5 100
Stories	1. 1. 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	NORM	% COND	
8810	04	2,973	68.6712	54.59	162,296	2021	2021	0	0	0	0.00	100.00



Quality	03 Quality Level 03			
DOR CODE	1100 STORES, 1 STORY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,684	100	2,684	146,520
CAN	100	30	30	1,638
CAN	140	30	42	2,293
CAN	372	30	112	6,114
PTO	72	5	4	218
PTO	140	5	7	382
UOP	84	20	17	928
UOP	87	20	17	928
UOP	96	20	19	1,037
UOP	204	20	41	2,238
TOTALS	3,979		2,973	162,296

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
36	0476	VF 6 SBPL	0	0	0	0	358.00	LF	40.00	40.00	100	2021	2021	3	99	14,177	
37	0470	VNYL GATE	0	0	0	0	2.00	UT	375.00	375.00	100	2021	2021	3	99	743	
38	0810	CONCRETE A	0	0	0	0	215.00	SF	6.50	6.50	100	2021	2021	3	100	1,398	
39	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	2021	2021	3	100	163	
40	6002	EL ROLL DR	0	0	0	0	1.00	UT	900.00	900.00	100	2021	2021	3	97	873	
41	0097	AWNING CN	0	0	0	0	45.00	SF	65.00	65.00	100	2021	2021	3	98	2,867	
42	0845	KOOL DECK	0	0	16	12	192.00	SF	7.25	7.25	100	2021	2021	3	100	1,392	
43	0845	KOOL DECK	0	0	0	0	86.00	SF	7.25	7.25	100	2021	2021	3	100	624	
44	0418	EXHST FAN	0	0	0	0	4.00	UT	400.00	400.00	100	2021	2021	3	97	1,552	
45	0097	AWNING CN	0	0	0	0	30.00	SF	65.00	65.00	100	2021	2021	3	98	1,911	

463393 SR 200, YULEE	BLD DATE	04/19/2022	0	LGL DATE	
	XF DATE	04/19/2022	KK	LAND DATE	04/19/2022
	INC DATE			AG DATE	KK

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 4 of 5
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
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ASSESSED VALUE			2,184,449
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,184,449
TOTAL JUST VALUE			2,411,654
INCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,985,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2387/1390	8/27/2020	WD	Q	I	01	565,000
GRANTOR: AMERICAN PET RESORT L						
GRANTEE: STORE MASTER FUNDIN						
2326/1086	12/18/2019	WD	Q	V	01	565,000
GRANTOR: BENTON JAMES S & ELIZ						
GRANTEE: AMERICAN PET RESORT						

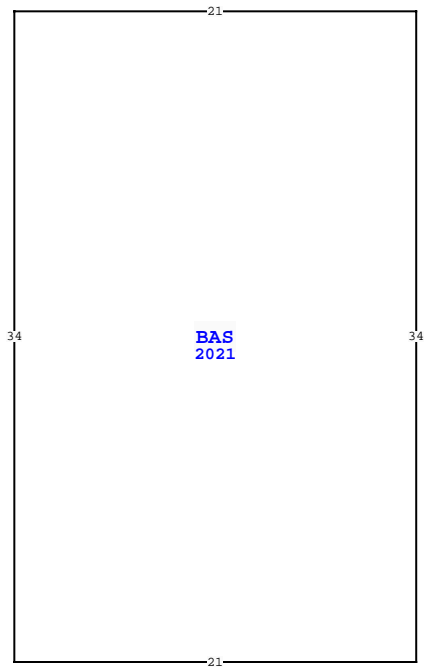
BUILDING NOTES

BUILDING DIMENSIONS
PTO=[YR=2021] W8 UOP=[YR=2021] W28 BAS=[YR=2021] N1 W22 S1 UOP=[YR=2021] W68 PTO=[YR=2021] W6 S12 CAN=[YR=2021] S19 E49 N3 UOP=[YR=2021] E29 CAN=[YR=2021] S7 E14 N7 UOP=[YR=2021] E32 CAN=[YR=2021] S2 E5 N20 W5 S18\$ N3 W32 S3\$ N3 W14 S3\$ N3 W29 S3\$ N3 W43 N13 W6\$ E6 N12\$ S3 E68 N3\$ S3 W68 S22 E118 N22 W28 N3\$ S3 E28 N3\$ S10 E5 S20 E3 N30\$.

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	

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Ceiling	03	PART.FIN.	100
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Fixtures		0	100
Frame	03	MASONRY	100
Story Height		14	100
RMS		3	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	1100	STORES, 1	STORY
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	714	100	714
			47,560
TOTALS	714		714
			47,560

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
5	KENNELS	- 0%	- 0								
				Heated Area:	714						
				HX Base Yr							



NASSAU COUNTY PROPERTY		PAGE 5 of 5	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			1,594,405
TOTAL MARKET OB/XF VALUE			252,057
TOTAL LAND VALUE - MARKET			565,192
TOTAL MARKET VALUE			2,411,654
SOH/AGL Deduction			227,205
ASSESSED VALUE			2,184,449
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,184,449
TOTAL JUST VALUE			2,411,654
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,985,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2387/1390	8/27/2020	WD	Q	I	01	565,000
GRANTOR: AMERICAN PET RESORT L						
GRANTEE: STORE MASTER FUNDIN						
2326/1086	12/18/2019	WD	Q	V	01	565,000
GRANTOR: BENTON JAMES S & ELIZ						
GRANTEE: AMERICAN PET RESORT						

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
46	0861	POOL GUNIT	0	0	0	0	755.00	SF	85.00	85.00	100	2021	2021	3	98	62,892	
47	0845	KOOL DECK	0	0	0	0	620.00	SF	7.25	7.25	100	2021	2021	3	100	4,495	
48	0966	FIRE SPRNK	0	0	0	0	4,627.00	SF	3.00	3.00	100	2021	2021	3	100	13,881	
49	0966	FIRE SPRNK	0	0	0	0	4,948.00	SF	3.00	3.00	100	2021	2021	3	100	14,844	
50	0966	FIRE SPRNK	0	0	0	0	2,372.00	SF	3.00	3.00	100	2021	2021	3	100	7,116	
51	0966	FIRE SPRNK	0	0	0	0	2,684.00	SF	3.00	3.00	100	2021	2021	3	100	8,052	
52	0966	FIRE SPRNK	0	0	0	0	714.00	SF	3.00	3.00	100	2021	2021	3	100	2,142	
TOTALS															113,422		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W21 S34 E21 N34\$.	

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