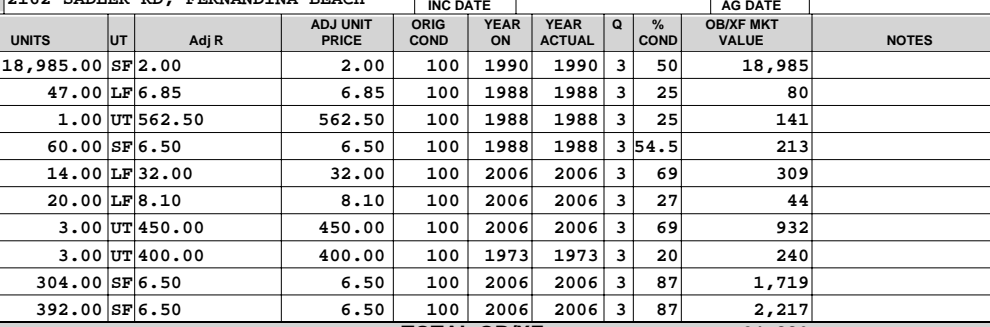


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	01 MINIMUM 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FINSH 100
Ceiling	03 PART.FIN. 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	4 100
Frame	05 STEEL 100
Story Height	16 100
RMS	6 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 OWNER OCC 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4803	06	7,553	92.2979	42.23	318,963	1973	1990	0	0	0	52.50	47.50

1 STOR WAREH - 0% - 0 Heated Area: 6060 HX Base Yr



Quality				
DOR CODE	STORE/OFFICE/RESID			
04	Quality Level 04			
1200	STORE/OFFICE/RESID			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC 2004.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	700	185	1,295	25,977
AOF	1,057	185	1,955	39,216
BAS	1,943	100	1,943	38,975
BAS	2,360	100	2,360	47,340
TOTALS	6,060		7,553	151,507

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	18,985.00	SF	2.00	2.00	100	1990	1990	3	50	18,985	
2	0423	CL FNC 5'	0	0	0	47.00	LF	6.85	6.85	100	1988	1988	3	25	80	
3	0465	FNC GT 15'	0	0	0	1.00	UT	562.50	562.50	100	1988	1988	3	25	141	
4	0810	CONCRETE A	0	0	10	60.00	SF	6.50	6.50	100	1988	1988	3	54.5	213	
5	0476	VF 6 SBPL	0	0	0	14.00	LF	32.00	32.00	100	2006	2006	3	69	309	
6	0445	BOX FNC 5'	0	0	0	20.00	LF	8.10	8.10	100	2006	2006	3	27	44	
7	0978	SECURTY LT	0	0	0	3.00	UT	450.00	450.00	100	2006	2006	3	69	932	
8	6001	ROLLUP DR	0	0	0	3.00	UT	400.00	400.00	100	1973	1973	3	20	240	
9	0810	CONCRETE A	0	0	0	304.00	SF	6.50	6.50	100	2006	2006	3	87	1,719	
10	0810	CONCRETE A	0	0	0	392.00	SF	6.50	6.50	100	2006	2006	3	87	2,217	

LAND DESCRIPTION																								
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	001200	C	STORE COMB	0	0003	C-2	0.00	0.00	34,800.08	SF		1.00	1.00	1.00	7.00	7.00	243,601							

TOTAL OB/XF												
24,880												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		DIRECT_CAP	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		503,026	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		708,488	
SOH/AGL Deduction		0	
ASSESSED VALUE		708,488	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		708,488	
TOTAL JUST VALUE		708,488	
NCON VALUE		0	
INCOME VALUE		708,488	
PREVIOUS YEAR MKT VALUE		708,488	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141384	H/AC	3,610	06/26/2014
20122494	REPAIR/RRF	12,000	12/12/2012
20101743	SIGN	200	10/08/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2416/0121	12/04/2020	WD	Q	I	01	825,500
GRANTOR: BAI ANTHONY J						
GRANTEE: AMELIA HOMES INC						
0879/0568	4/16/1999	WD	Q	I		367,000
GRANTOR: CLOWER CLOWER & CLOWE						
GRANTEE: BAI ANTHONY J D/B/						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993] W51 AOF=[YR=1993] W36 BAS=[YR=1993] W14 S60 E46 N19 W17 N33 W15 N8 \$ S8 E15 S33 E17 S19 E4 N60 \$ S60 E16 AOF=[YR=1993] E35 N20 W35 S20 \$ N20 E35 N40 \$ .												

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		7	100
Frame	02	WOOD FRAME	100
Story Height		9	100
RMS		5	100
Stories	2.	2.	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	OWNER OCC	100
Quality	04	Quality Level 04	
DOR CODE	1200	STORE/OFFICE/RESID	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
AOF	180	100	180
BAS	2,488	100	2,488
HXB	68	100	68
HXB	1,117	100	1,117
HXU	64	50	32
STP	12	10	1
STP	24	10	2
TOTALS	3,953		3,888

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
2	RETAILSTOR	- 0%	- 0									Heated Area: 3853																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>03/08/2019</th> <th>KK</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>03/08/2019</th> <th>KK</th> <th>LAND DATE</th> <th>03/08/2019</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table>														BLD DATE	03/08/2019	KK	LGL DATE		XF DATE	03/08/2019	KK	LAND DATE	03/08/2019	INC DATE			AG DATE	
BLD DATE	03/08/2019	KK	LGL DATE																									
XF DATE	03/08/2019	KK	LAND DATE	03/08/2019																								
INC DATE			AG DATE																									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			DIRECT_CAP
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			503,026
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			708,488
SOH/AGL Deduction			0
ASSESSED VALUE			708,488
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			708,488
TOTAL JUST VALUE			708,488
NCON VALUE			0
INCOME VALUE			708,488
PREVIOUS YEAR MKT VALUE			708,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2416/0121	12/04/2020	WD	Q	I	01	825,500
GRANTOR: BAI ANTHONY J						
GRANTEE: AMELIA HOMES INC						
0879/0568	4/16/1999	WD	Q	I		367,000
GRANTOR: CLOWER CLOWER & CLOWE						
GRANTEE: BAI ANTHONY J D/B/						

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	0097	AWNING CN	0	0	0	23.00	SF	65.00	65.00	100	2006	2006	3	44	658	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W36 S16 HXB=[YR=1993] S4 E17 N4 W17\$ E17 S4 W17													
S4 STP=[YR=1993] W3 S4 E3 N4 \$ S52 E5 STP=[YR=1993] S4 E6													
N4 W6 \$ E31 N45 AOF=[YR=1993] N15 W12 S15 E12 \$ W12 N15 E12													
N16\$ PTR= E35 S16 HXB=[YR=1993] W8 S4 W17 S39 E25													
HXU=[YR=1993] E4 N16 W4 S16\$ N16 E10 N11 W10 N16\$ N16 W35\$.													

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			