

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		20 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		20 100
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		
1	RETAILSTOR	- 0%	- 0									Heated Area: 7802 HX Base Yr	

BLD DATE	06/14/2022	KK	LGL DATE	
XF DATE	06/14/2022	KK	LAND DATE	06/14/2022
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
1	0446	BOX FNC 6'	0	0	0	0	37.00	LF	20.00	20.00	100	2004	2004	3	22	163	
2	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2004	2004	3	64	192	
3	0098	AWNING MTL	0	0	46	6	276.00	SF	13.00	13.00	100	1990	1990	3	20	718	

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	% 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	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	100.00	100.00	500,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		761,574	
TOTAL MARKET OB/XF VALUE		1,073	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		1,262,647	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,262,647	
TOTAL EXEMPTION VALUE		HI 0	
BASE TAXABLE VALUE		1,262,647	
TOTAL JUST VALUE		1,262,647	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,316,931	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220089	ROOF	0	03/15/2022
20210069	ROOF	8,500	09/09/2021
20181062	REPAIR/RRF	18,000	03/29/2018
20150057	ELEC OTHER	1,300	01/12/2015
20141578	SIGN	699	07/18/2014
20130131	H/AC	600	01/17/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2214/0374	7/26/2018	WD	Q	I	01	1,200,000

GRANTOR: HBD-BBD LLC  
GRANTEE: RIVERFRONT CRAB LLC  
1621/1594 5/27/2009 QC U I 11 100  
GRANTOR: BUCHANAN CYNTHIA D  
GRANTEE: HBD-BBD LLC

BUILDING NOTES
UST=[YR=1993] W38 AOF=[YR=1993] W8S16 SFB=[YR=1993] S14 BAS=[YR=1993] S71 E8 CAN=[YR=1993] E12 U3 L7 W5S3\$N3E5 R7 D3 SFB=[YR=1993] E5 RSA=[YR=1993] E7 CAN=[YR=1993] E7 N2 U2 L2 W3 L2 D2 S2 \$N2 U2 R2 E3 D2 R2 S2E7N12 KTA=[YR=1993] N35W9S35E9\$W9N35E9N38 W9KTA=[YR=1993] W12S20E12N20\$S20W12 S65\$N12W5S12\$N12E5N73W12S5E2S9 W15\$E15N9W2N5W13\$E8N16\$S16E12 N12E26UST=[YR=1993] W26S12E26N12\$N4\$ PTR=E15 FUS=[YR=1993] S85E20N16N11E5 S11W5S16E19 D1 R1 E4 U3 R3 N4 U1 L1 N78W46\$W15\$.