

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	10	STEEL FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	12	HARDWOOD	40
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		24	100
Frame	03	MASONRY	100
Story Height		10	100
Stories	2.	2.	100
Quality	06	Quality Level 06	
DOR CODE	2100	RESTAURANTS/CAFE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1002.0200		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAL	578	15	87
BAS	4,067	100	4,067
CAN	45	30	14
CAN	60	30	18
CAN	632	30	190
FST	196	50	98
FUS	700	100	700
TOTALS	6,278		5,174

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	RSTARANT 2	- 0%	- 2024									Heated Area: 4767 HX Base Yr	

NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		1,536,316
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		2,036,316
SOH/AGL Deduction		0
ASSESSED VALUE		2,036,316
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,036,316
TOTAL JUST VALUE		2,036,316
NCON VALUE		1,536,316
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		500,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SIGN-2023-000	BILL SIGN AND PRO		06/16/2023
2021-0217			05/18/2023
20210217	NEW CONSTR	2,500,000	10/27/2021
20210025	DEMOLITION	35,000	08/30/2021
20161982	ROOF	4,200	07/20/2016
20141691	H/AC	6,500	07/31/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2323/0405	12/05/2019	WD	U	I	37	1,850,000

GRANTOR: MANGANARO ENTERPRISES
GRANTEE: 302 CENTRE STREET L
2056/0781 6/28/2016 WD U I 11 100
GRANTOR: MANGANARO MARIO P & R
GRANTEE: MANGANARO ENTERPRIS

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=20,38] S22 E100 U25R0 D0L5 N9 W12 S4 W18 N20 W33 S4 W15 N4 W10 S28 W7 \$	
FUS=[YR=2024;ORIG=21,70] E28 S25 W28 N25 \$	
CAN=[YR=2024;ORIG=85,10] E35 S16 W17 S4 W18 N20 \$	
BAL=[YR=2024;ORIG=49,70] E35 S4 W4 W27 S11 E27 N11 E4 S21 W35 N25 \$	
FST=[YR=2024;ORIG=20,10] E7 S28 W7 N28 \$	
CAN=[YR=2024;ORIG=37,10] E15 S4 W15 N4 \$	
CAN=[YR=2024;ORIG=115,26] E5 S9 W5 N9 \$	

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
1	001000	C	COMMERCIAL	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	100.00	100.00	500,000							