

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 70
Exterior Wall	25 MOD METAL 30
Roof Structure	09 RIDGE FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	07 CORK/VTILE 100
Ceiling	01 FIN.SUSPD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	5 100
Frame	05 STEEL 100
Story Height	12 100
RMS	4 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

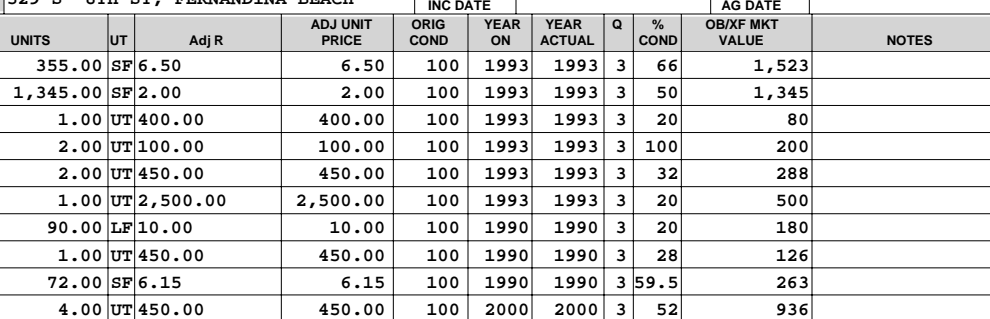
MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	RETAILSTOR	- 0%	- 0									Heated Area: 9216 HX Base Yr	

BLD DATE	08/21/2020	KK	LGL DATE	
XF DATE	08/21/2020	KK	LAND DATE	08/21/2020
INC DATE			AG DATE	

Quality	03	Quality Level 03		
DOR CODE	1200	STORE/OFFICE/RESID		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1095.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,216	100	9,216	587,013
CAN	384	30	115	7,325
CAN	932	30	280	17,835
TOTALS	10,532		9,611	612,172

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	0810	CONCRETE A	0	0	71	5	355.00	SF	6.50	6.50	100	1993	1993	3	66	1,523	
2	0803	ASPHALT C	0	0	0	0	1,345.00	SF	2.00	2.00	100	1993	1993	3	50	1,345	
3	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1993	1993	3	20	80	
4	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	1993	1993	3	100	200	
5	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1993	1993	3	32	288	
6	0090	AUTO DOOR	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	1993	1993	3	20	500	
7	0443	STK FNC 6'	0	0	0	0	90.00	LF	10.00	10.00	100	1990	1990	3	20	180	
8	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1990	1990	3	28	126	
9	1123	CB 8"	0	0	0	0	72.00	SF	6.15	6.15	100	1990	1990	3	59.5	263	
10	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	2000	2000	3	52	936	

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	001200	C	STORE COMB	0	0003	MU-8	0.00	0.00	30,000.00	SF		1.00	1.00	0.75	40.00	30.00	900,000							



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			676,925
TOTAL MARKET OB/XF VALUE			23,463
TOTAL LAND VALUE - MARKET			900,000
TOTAL MARKET VALUE			1,600,388
SOH/AGL Deduction			657,939
ASSESSED VALUE			942,449
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			942,449
TOTAL JUST VALUE			1,600,388
NCON VALUE			0
INCOME VALUE			1,138,609
PREVIOUS YEAR MKT VALUE			1,622,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200058	REMODEL - BATH	8,000	06/19/2020
20200051	XFOB-PARKING LOT	59,774	06/12/2020
20172532	REPAIR/RRF	24,059	08/15/2017
20033777	ELEC OTHER	1,000	09/04/2003
8302	REPAIR/RRF	2,160	05/06/1994
8361	REPAIR/RRF	800	02/28/1994

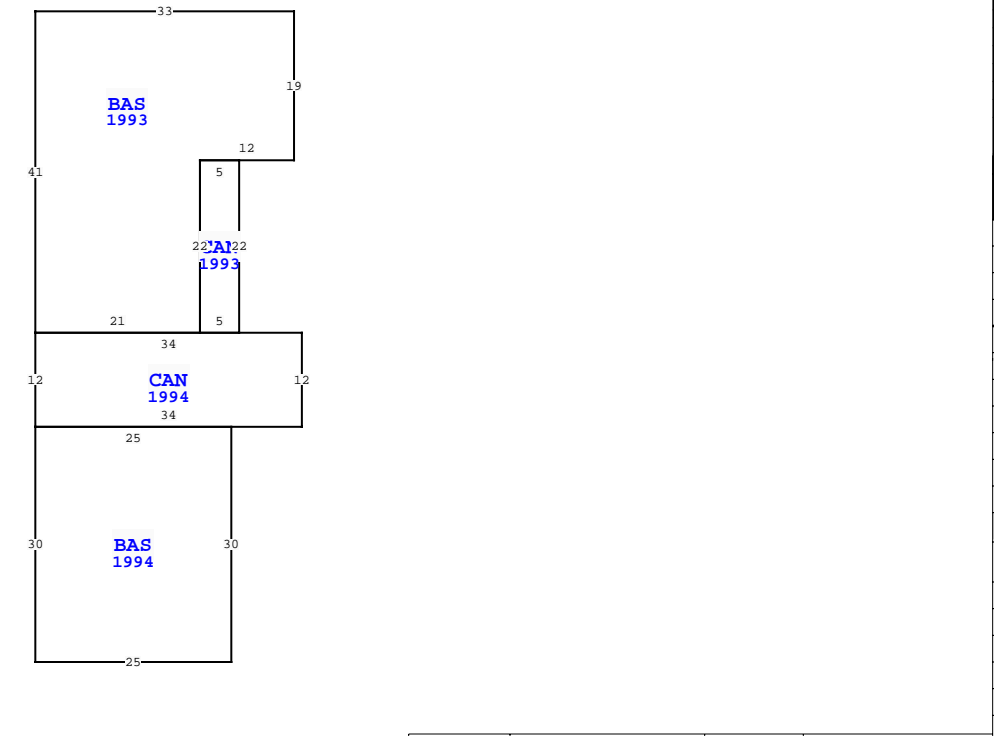
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2089/0592	12/15/2016	SW	Q	I	01	377,000
GRANTOR: 4-B PROPERTIES LLC LC						
GRANTEE: 329 SOUTH LLC						
0727/1789	4/19/1995	WD	U	I	09	100
GRANTOR: BROWN GEORGE L						
GRANTEE: 4-B PROPERTIES LLC						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W96 S96 CAN=[YR=1993] S4 E 96 N4 W96 S E96 N27													
CAN=[YR=1995] E8 N12 E49 N12 W49 N19 W8 S43 S N69 S.													

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	50
Exterior Wall	17	CB STUCCO	50
Roof Structure	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		4	100
Frame	03	MASONRY	100
Story Height		9	100
RMS		6	100
Stories	1.	1. 100	
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	1200	STORE/OFFICE/RESID	
MAP NUM		MKT AREA	01

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1701	04	1,994	99.6030	141.19	281,533	1956	1975	0	0	0	77.00	23.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,089	100	1,089	35,364
BAS	750	100	750	24,355
CAN	110	30	33	1,072
CAN	408	30	122	3,962
TOTALS	2,357		1,994	64,753

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
11	0646	LWN SPRK H	0	0	0	0	10.00	UT	2.00	2.00	100
12	0810	CONCRETE A	0	0	0	0	222.00	SF	6.50	6.50	100
13	0810	CONCRETE A	0	0	41	5	205.00	SF	6.50	6.50	100
14	0803	ASPHALT C	0	0	0	0	4,840.00	SF	2.00	2.00	100
15	0402	CONC BUMPE	0	0	0	0	16.00	UT	25.00	25.00	100
16	0856	POROUS CC	0	0	0	0	2,363.00	SF	2.50	2.50	100
17	0856	POROUS CC	0	0	0	0	283.00	SF	2.50	2.50	100

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	
							18,022					

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

NASSAU COUNTY PROPERTY			
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BASE TAXABLE VALUE		942,449	
TOTAL JUST VALUE		1,600,388	
NCON VALUE		0	
INCOME VALUE		1,138,609	
PREVIOUS YEAR MKT VALUE		1,622,283	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8053	REMODEL	140,000	12/22/1993
8034	DEMOLITION	5,560	12/14/1993
6838	REPAIR/RRF	0	12/17/1991
6250	XFOB	1,225	11/07/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2089/0592	12/15/2016	SW	Q	I	01	377,000
GRANTOR: 4-B PROPERTIES LLC LC						
GRANTEE: 329 SOUTH LLC						
0727/1789	4/19/1995	WD	U	I	09	100
GRANTOR: BROWN GEORGE L						
GRANTEE: 4-B PROPERTIES LLC						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W33 S41 CAN=[YR=1994] S12 BAS=[YR=1994] S30E25N30W25S34N12W34 \$E21CAN=[YR=1993] E5N22W5S22\$N22E12 N19\$.											