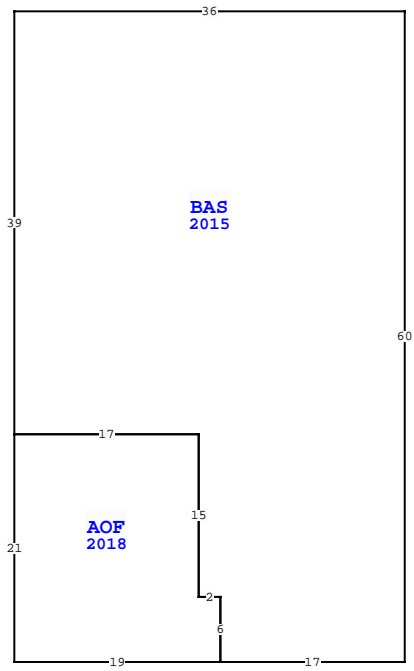


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floor	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		4 100	
Frame	05	STEEL 100	
Story Height		19 100	
RMS		3 100	
Stories	1.	1. 100	
Class	00	. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1009.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
AOF	369	185	683
AOF	369	185	683
BAS	1,791	100	1,791
TOTALS	2,529		3,157
			142,206

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4803	06	3,157	104.7446	47.92	151,283	2015	2015	0	0	6.00	94.00		
1 STOR WAREH - 0% - 0 Heated Area: 2529 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			142,206
TOTAL MARKET OB/XF VALUE			9,639
TOTAL LAND VALUE - MARKET			131,250
TOTAL MARKET VALUE			283,095
SOH/AGL Deduction			56,042
ASSESSED VALUE			227,053
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			227,053
TOTAL JUST VALUE			283,095
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			290,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152312	NEW CONSTR	147,793	10/06/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2260/1898	2/26/2019	WD	Q	I	05	295,000
GRANTOR: ART SANCHEZ INC						
GRANTEE: TURNER HORTON PROPE						
1954/1669	12/11/2014	WD	Q	V	05	48,000
GRANTOR: BROWN DENNIS R & BARB						
GRANTEE: ART SANCHEZ INC						

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	0424	CL FNC 6'	0	0	0	181.00	LF	20.00	20.00	100	2015	2015	3	89	3,222	
2	0465	FNC GT 15'	0	0	0	2.00	UT	450.00	450.00	100	2015	2015	3	89	801	
3	6001	ROLLUP DR	0	0	0	2.00	UT	400.00	400.00	100	2015	2015	3	70	560	
4	0811	CONCRETE B	0	0	0	596.00	SF	5.20	5.20	100	2015	2015	3	95	2,944	
5	0810	CONCRETE A	0	0	0	275.00	SF	6.50	6.50	100	2018	2018	3	97	1,734	
6	0810	CONCRETE A	0	0	20	60.00	SF	6.50	6.50	100	2018	2018	3	97	378	
TOTALS														9,639		

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	004800	C	WAREHOUSE	0	0006	MU-8	75.00	100.00	7,500.00	SF		1.00	1.00	1.00	17.50	17.50	131,250							