



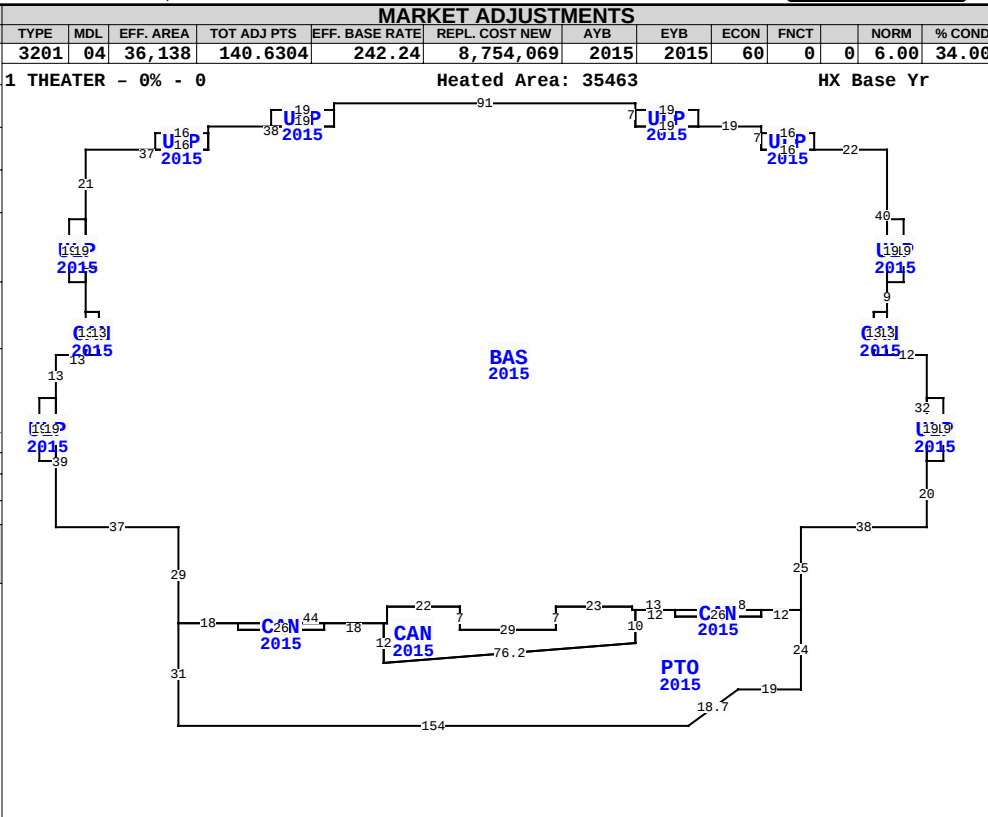
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 100
Interior Floo	14	CARPET 90
Interior Floo	10	TERRAZZO 10
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	58	100
Frame	03	MASONRY 100
Story Height		32 100
RMS		22 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	3200	THEATER/AUDITORIUM
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	35,463	100	35,463	2,920,789
CAN	52	30	16	1,318
CAN	52	30	16	1,318
CAN	52	30	16	1,318
CAN	52	30	16	1,318
CAN	855	30	256	21,084
PTO	4,949	5	247	20,343
ULP	80	15	12	988
ULP	80	15	12	988
ULP	95	15	14	1,153
TOTALS	42,205		36,138	2,976,383

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0966	FIRE SPRNK	0	0	0	35,463.00	SF	3.00	3.00
2	0978	SECURTY LT	0	0	0	18.00	UT	450.00	450.00
3	0976	DECORATIVE	0	0	0	13.00	UT	125.00	125.00
4	0976	DECORATIVE	0	0	0	6.00	UT	93.75	93.75
5	0812	CONCRETE C	0	0	0	5,838.00	SF	4.00	4.00
6	0400	CONC CURB	0	0	0	1,220.00	LF	15.00	15.00
7	0819	CONC 12"	0	0	0	612.00	SF	9.50	9.50
8	4950	BOLLARD	0	0	0	8.00	UT	100.00	100.00
9	1126	CB/STC 8"	0	0	53	424.00	SF	8.00	8.00
10	0462	ST/AL FNC	0	0	16	128.00	SF	12.50	12.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001000	C	COMMERCIAL	0	0003	PUD	0.00	0.00	395,524.00



** This building has 15 Sub-Areas	BLD DATE	06/16/2021	KK	LGL DATE	
	XF DATE	06/16/2021	KK	LAND DATE	06/16/2021
	INC DATE			AG DATE	

TOTAL OB/XF									
16,993									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	001000	C	COMMERCIAL	0	0003	PUD	0.00	0.00	395,524.00

NASSAU COUNTY PROPERTY		PAGE 1 of 4	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	2,976,383		
TOTAL MARKET OB/XF VALUE	78,647		
TOTAL LAND VALUE - MARKET	1,384,334		
TOTAL MARKET VALUE	4,439,364		
SOH/AGL Deduction	0		
ASSESSED VALUE	4,439,364		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	4,439,364		
TOTAL JUST VALUE	4,439,364		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	4,753,689		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1428492	CO ISSUED	6,318,524	02/10/2015
M1520683	WALKIN COOLER	0	02/01/2015
M1420032	H/AC	0	08/01/2014
E1427724	NEW CONSTR	600,000	06/01/2014
B1428492	NEW CONSTR	6,318,524	03/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1908/0365	3/20/2014	SW	Q	I	01
					SALE PRICE
					850,000

GRANTOR: CONCORSE STATE LLC
GRANTEE: 30 WEST PERSHING LL

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W22ULP=[YR=2015] N5W16S5E16S									
W16N7W19ULP=[YR=2015] N5W19S5E19W19 N7W91S2ULP=[YR=2015]									
W19S5E19N5S5S W38S2ULP=[YR=2015] W16S5E16N5S5S W37									
S21ULP=[YR=2015] W5S19E5N19S5S28 CAN=[YR=2015]									
S13E4N13W4S4E4S13W13S13 ULP=[YR=2015] W5S19E5N19S5S39E37S29									
PTO=[YR=2015] S31E154 R15 U11 E19N24 W12S2W26N2W12S10 D6 L76									
N12W18 S2W26N2W18S18CAN=[YR=2015] S2E26N2									
W26S44CAN=[YR=2015] S12 R76 U6 N10W1									
N1W23S7W29N7W22S5W1S1N5E22S7 E29N7E23S1E13CAN=[YR=2015]									
S2E26N2 W26S4E38N25E38N20ULP=[YR=2015] E5N19									
W5S19S32W12CAN=[YR=2015] N13W4S13E4 S4W4N13E4N9ULP=[YR=2015]									
E5N19W5S19S N40S.									

30 WEST PERSHING LLC
C/O ASSOCIATE GENERAL COUNSEL, 909 WALNUT ST STE 200
KANSAS CITY, MO 64106

01-2N-27-0000-0003-0330

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 4										4		
ELEMENT		CD		CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY																				
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																							Tax Group: 4										Tax Dist:									
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