



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	10	STEEL 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	3	100
Frame	05	STEEL 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	OWNER OCC 100

Quality	01	Quality Level 01
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,088	100	7,088	424,514
CAN	32	30	10	599
CAN	480	30	144	8,624
FST	912	50	456	27,311
TOTALS	8,512		7,698	461,048

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
1	0803	ASPHALT C	0	0	0	0	16,526.00	SF	2.00	2.00	100	1998	1998	3
2	0812	CONCRETE C	0	0	0	0	730.00	SF	4.00	4.00	100	1998	1998	3
3	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	1998	1998	3
4	0810	CONCRETE A	0	0	0	0	256.00	SF	6.50	6.50	100	1998	1998	3

LAND DESCRIPTION														
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
1	001100	C	STORE 1FLR	0	0004	C-1	150.00	341.00	51,150.00	SF		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
1101	04	7,698	70.0500	99.82	768,414	1998	1998	0	0	15	25.00	60.00		
1 RETAILSTOR - 0% - 2023														

TOTAL OB/XF 20,572														
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
1	001100	C	STORE 1FLR	0	0004	C-1	150.00	341.00	51,150.00	SF		1.00	1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		461,048	
TOTAL MARKET OB/XF VALUE		20,572	
TOTAL LAND VALUE - MARKET		102,300	
TOTAL MARKET VALUE		583,920	
SOH/AGL Deduction		0	
ASSESSED VALUE		583,920	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		583,920	
TOTAL JUST VALUE		583,920	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		612,784	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120017	SIGN	2,400	02/27/2012
20110246	SIGN	2,400	10/19/2011
9805085	NEW CONSTR	0	05/28/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2539/0882	2/01/2022	WD Q	I	I	01	700,000
GRANTOR: JOHNSON FLEET AND FAR						
GRANTEE: MOUNTJOY REAL ESTAT						
1717/0603	12/28/2010	WD U	I	I	37	290,000
GRANTOR: TINDALL JO ANN						
GRANTEE: JOHNSON'S MANAGEMEN						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=1998] W68 FST=[YR=1999] W12 S50 CAN=[YR=1999] W4 S8 E4 N8\$ S26 E12 N76\$ S76 W12 S24 CAN=[YR=1999] S6 E80 N6 W80\$ E80 N100\$.														