

BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	20 FACE BRICK 80			
Exterior Wall	25 MOD METAL 20			
Roof Structure	10 STEEL FRME 100			
Roof Cover	12 MODULAR MT 100			
Interior Wall	05 DRYWALL 80			
Interior Wall	08 DECORATIVE 20			
Interior Floor	14 CARPET 60			
Interior Floor	07 CORK/VTILE 40			
Ceiling	01 FIN.SUSPD 100			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Fixtures	45 100			
Frame	05 STEEL 100			
Story Height	13 100			
RMS	17 100			
Stories	1. 1. 100			
Units	0 100			
Occupancy	00 NONE 100			
Quality	02 Quality Level 02			
DOR CODE	1600 COMMUNITY SHOPPING			
MAP NUM	MKT AREA 06			
NEIGHBORHOOD/LOC	6002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	11,548	100	11,548	636,988
BAS	570	100	570	31,441
CAN	98	30	29	1,600
CAN	1,192	30	358	19,748
CAN	1,216	30	365	20,134
TOTALS	14,624		12,870	709,909

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	COMNTYSHOP	- 0%	- 0		Heated Area: 12118					HX Base Yr			

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	0418	EXHST FAN	0	0	0	2.00	UT	400.00	400.00	100	2005	2005	3	24	192	
2	0964	HALON SYST	0	0	20	80.00	SF	50.00	50.00	100	2005	2005	3	86	3,440	
3	0964	HALON SYST	0	0	20	80.00	SF	50.00	50.00	100	2005	2005	3	86	3,440	
4	0381	COOLER	0	0	10	100.00	SF	82.50	82.50	100	2005	2005	3	56	4,620	
5	0382	CHILLER	0	0	6	60.00	SF	92.50	92.50	100	2005	2005	3	56	3,108	
6	0803	ASPHALT C	0	0	0	26,933.00	SF	2.00	2.00	100	2005	2005	3	56	30,165	
7	0812	CONCRETE C	0	0	0	1,795.00	SF	4.00	4.00	100	2005	2005	3	86	6,175	
8	0402	CONC BUMPE	0	0	0	19.00	UT	25.00	25.00	100	2005	2005	3	89	423	
9	0424	CL FNC 6'	0	0	0	233.00	LF	20.00	20.00	100	2005	2005	3	66	3,076	
10	0972	ST LGHT UN	0	0	0	1.00	UT	2,530.00	2,530.00	100	2005	2005	3	66	1,670	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			709,909
TOTAL MARKET OB/XF VALUE			61,145
TOTAL LAND VALUE - MARKET			113,636
TOTAL MARKET VALUE			884,690
SOH/AGL Deduction			171,349
ASSESSED VALUE			713,341
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			713,341
TOTAL JUST VALUE			884,690
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			906,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140105	MISSYS KITCHEN	0	08/12/2014
20140104	MISSYS KITCHEN	0	08/11/2014
0386	ELEC OTHER	0	05/18/2005
0399	OTHER	0	05/17/2005
0401	OTHER	0	05/17/2005
0396	OTHER	2,600	05/12/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1617/0225	4/29/2009	QC	U	I	11	100
GRANTOR: FRANKLIN BOBBY Y						
GRANTEE: B Y FRANKLIN PROPER						
1586/0893	9/23/2008	QC	U	I	01	100
GRANTOR: FRANKLIN BOBBY Y						
GRANTEE: B Y FRANKLIN PROPER						

BUILDING NOTES													

BUILDING DIMENSIONS													
CAN=[YR=2005] W145 D8 L8 S3 BAS=[YR=2005] S33													
CAN=[YR=2005] S14 E7 N14 W7\$ E7 S14 W7 S30 CAN=[YR=2005]													
D8 R8 E145 N8 W153\$ E153 N40 BAS=[YR=2006] N40 W19 S10 E5													
S20 E4 S10 E10\$ W10 N10 W4 N20 W5 N10 W126 S3 W8\$ E8 N3 E145 N8\$.													

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	001600	C	SH CTR COM	0	0004	C-1	211.00	260.00	56,818.00	SF		1.00	1.00	1.00	2.00	2.00	113,636							

