

BLOCK 22 PT OF LOTS 1 THRU 4 &
BLOCK 23 PT OF LOTS 1 THRU 8
A/K/A 63 63-1 64 65 66 67 &

JWR TRUST/RAEDEKE MICHAEL JOHN TRUSTEE
C/O CVS/HEALTH #367-01, 1 CVS DRIVE/MC2320
WOONSOCKET, RI 02895

2024

29-2N-25-3120-0063-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 90
Exterior Wall	15 CONC BLOCK 10
Roof Structur	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 90
Roof Cover	07 CONC TILE 10
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	13 LVT/LAMNT 20
Ceiling	01 FIN.SUSPD 100
Air Condition	04 ROOF TOP 100
Heating Type	04 AIR DUCTED 100
Fixtures	15 100
Frame	03 MASONRY 100
Story Height	20 100
RMS	5 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	01 DIST CA 100
Quocancy	00 QONE1190Level 03
DOR CODE	1100STORES, 1 STORY
MAP NUM	
NEIGHBORHOOD/LOC	1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	13,023	100	13,023	1,566,570
BAS	81	100	81	9,744
BAS	1,204	100	1,204	144,833
CAN	90	30	27	3,248
CAN	636	30	191	22,976
CAN	408	30	122	14,675
FUS	350	100	350	42,102
TOTALS	15,792		14,998	1,804,148

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	0803	ASPHALT C	0	0	0	0	23,282.00	SF	2.00	2.00	100	2004	2004	3	54	25,145	
2	0812	CONCRETE C	0	0	0	0	3,565.00	SF	4.00	4.00	100	2004	2004	3	84	11,978	
3	0400	CONC CURB	0	0	0	0	970.00	LF	15.00	15.00	100	2004	2004	3	88	12,804	
4	0402	CONC BUMPE	0	0	0	0	14.00	UT	25.00	25.00	100	2004	2004	3	88	308	
5	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2004	2004	3	100	1,500	
6	0972	ST LGHT UN	0	0	0	0	9.00	UT	2,530.00	2,530.00	100	2004	2004	3	64	14,573	
7	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	2004	2004	3	64	960	
8	4950	BOLLARD	0	0	0	0	19.00	UT	100.00	100.00	100	2004	2004	3	100	1,900	
9	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2004	2004	3	22	88	
10	0090	AUTO DOOR	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2004	2004	3	22	550	

LAND DESCRIPTION	
L N	USE CODE
1	001300
2	009400
3	009602

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1102	04	14,998	108.5081	132.92	1,993,534	2004	2004	0	0	9.50	90.50
1 DRUG STORE - 0% - 0 Heated Area: 14658 HX Base Yr											
542325 US HWY 1, CALLAHAN											
BLD DATE	11/04/2021	KK	LGL DATE								
XF DATE	11/04/2021	KK	LAND DATE	11/04/2021	KK						
INC DATE	05/12/2023	REA	AG DATE								

542325 US HWY 1, CALLAHAN										XF DATE		11/04/2021		RR		LAND DATE		11/04/2021		RR	
										INC DATE		05/12/2023		REA		AG DATE					
UNITS		UT	Adj R	ADJ UNIT PRICE		ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE		NOTES								
23,282.00		SF	2.00	2.00		100	2004	2004	3	54	25,145										
3,565.00		SF	4.00	4.00		100	2004	2004	3	84	11,978										
970.00		LF	15.00	15.00		100	2004	2004	3	88	12,804										
14.00		UT	25.00	25.00		100	2004	2004	3	88	308										
1.00		UT	1,500.00	1,500.00		100	2004	2004	3	100	1,500										
9.00		UT	2,530.00	2,530.00		100	2004	2004	3	64	14,573										
3.00		UT	500.00	500.00		100	2004	2004	3	64	960										
19.00		UT	100.00	100.00		100	2004	2004	3	100	1,900										
1.00		UT	400.00	400.00		100	2004	2004	3	22	88										
1.00		UT	2,500.00	2,500.00		100	2004	2004	3	22	550										

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
1	001300	C	DEPT STORE	0	0004	CH	0.00	0.00	71,070.00	SF	1.00
2	009400	C	RIGHTOFWAY	0		CH	0.00	0.00	0.28	AC	1.00
3	009602	C	RETENTION PO	0		CH	0.00	0.00	0.17	AC	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 3											
DIRECT_CAP											
Tax Group: 1 Tax Dist:											
BUILDING MARKET VALUE 2,933,098											
TOTAL MARKET OB/XF VALUE 0											
TOTAL LAND VALUE - MARKET 0											
TOTAL MARKET VALUE 2,933,098											
SOH/AGL Deduction 476,612											
ASSESSED VALUE 2,456,486											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 2,456,486											
TOTAL JUST VALUE 2,933,098											
NCON VALUE 0											
INCOME VALUE 2,933,098											
PREVIOUS YEAR MKT VALUE 2,933,098											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4306	REPAIR/RRF	300,000	06/01/2020
B-2683	NEW CONSTR	175,000	11/11/2004
B2683	NEW CONSTR	720,000	04/06/2004
M2683	H/AC	58,000	04/06/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2227/1162	9/27/2018	SW	Q	I	01	2,150,000	
GRANTOR: L & L PIRTON INC							
GRANTEE: JWR TRUST							
2023/1816	1/15/2016	SW	Q	I	02	2,566,400	
GRANTOR: ALEXANDER FUND III LL							
GRANTEE: L & L PIRTON INC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W60 BAS=[YR=2005] W19 CAN=[YR=2004] N9 W10 S9 E10 \$ W19 S28 E52 N10 W14 N18 \$ S18 E14 S10 W52 S109 BAS=[YR=2005] S9 E1 CAN=[YR=2004] S6 E29 S2 E30 N2 E37 N6 W96 \$ E8 N9 W9 \$ E9 S9 E89 N106 CAN=[YR=2005] E17 N24 W17 S24 \$ N40 \$ PTR= E30 FUS=[YR=2005] E14 S25 W14 N25 \$ W30 \$.											

[illegible]

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