



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 15               | CONC BLOCK 100   |              |                      |
| Roof Structur            | 04               | WOOD TRUSS 100   |              |                      |
| Roof Cover               | 12               | MODULAR MT 100   |              |                      |
| Interior Wall            | 05               | DRYWALL 60       |              |                      |
| Interior Wall            | 04               | PLYWOOD 40       |              |                      |
| Interior Floo            | 14               | CARPET 70        |              |                      |
| Interior Floo            | 08               | SHT VINYL 30     |              |                      |
| Ceiling                  | 01               | FIN.SUSPD 100    |              |                      |
| Air Condition            | 03               | CENTRAL 100      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |
| Fixtures                 |                  | 6 100            |              |                      |
| Frame                    | 03               | MASONRY 100      |              |                      |
| Story Height             |                  | 9 100            |              |                      |
| RMS                      |                  | 10 100           |              |                      |
| Stories                  | 1.               | 1. 100           |              |                      |
| Units                    |                  | 0 100            |              |                      |
| Occupancy                | 00               | NONE 100         |              |                      |
| Quality                  | 03               | Quality Level 03 |              |                      |
| DOR CODE                 | 1100             | STORES, 1 STORY  |              |                      |
| MAP NUM                  |                  | MKT AREA         |              | 08                   |
| NEIGHBORHOOD/LOC         |                  | 1290.100         |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| AOF                      | 160              | 100              | 160          | 11,177               |
| AOF                      | 530              | 100              | 530          | 37,023               |
| BAS                      | 972              | 100              | 972          | 67,899               |
| CAN                      | 210              | 30               | 63           | 4,401                |
| TOTALS                   |                  |                  | 1,725        | 120,500              |

| MARKET ADJUSTMENTS                                 |     |           |             |                |                |      |      |      |      |         |        |
|----------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 1101                                               | 04  | 1,725     | 98.0406     | 139.71         | 241,000        | 1942 | 1975 | 0    | 0    | 0 50.00 | 50.00  |
| 1 RETAILSTOR - 0% - 0 Heated Area: 1662 HX Base Yr |     |           |             |                |                |      |      |      |      |         |        |
|                                                    |     |           |             |                |                |      |      |      |      |         |        |
| TOTALS 1,872 1,725 120,500                         |     |           |             |                |                |      |      |      |      |         |        |

| NASSAU COUNTY PROPERTY    |  |           |  | PAGE 1 of 2 |  | 6 |
|---------------------------|--|-----------|--|-------------|--|---|
| VALUATION SUMMARY         |  |           |  |             |  |   |
| VALUATION BY              |  |           |  | STANDARD    |  |   |
| Tax Group: 6              |  | Tax Dist: |  |             |  |   |
| BUILDING MARKET VALUE     |  |           |  | 388,874     |  |   |
| TOTAL MARKET OB/XF VALUE  |  |           |  | 75,552      |  |   |
| TOTAL LAND VALUE - MARKET |  |           |  | 266,250     |  |   |
| TOTAL MARKET VALUE        |  |           |  | 730,676     |  |   |
| SOH/AGL Deduction         |  |           |  | 144,603     |  |   |
| ASSESSED VALUE            |  |           |  | 586,073     |  |   |
| TOTAL EXEMPTION VALUE     |  |           |  | 0           |  |   |
| BASE TAXABLE VALUE        |  |           |  | 586,073     |  |   |
| TOTAL JUST VALUE          |  |           |  | 730,676     |  |   |
| NCON VALUE                |  |           |  | 0           |  |   |
| INCOME VALUE              |  |           |  |             |  |   |
| PREVIOUS YEAR MKT VALUE   |  |           |  | 751,540     |  |   |
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| 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 | 103 | 42    |    |       | 4,326.00       | SF        | 1.00    |             |   |        | 2,163           |       |
| 2   | 0812       | CONCRETE C  | 0       | 0 | 0   | 0     |    |       | 4,337.00       | SF        | 2.00    |             |   |        | 6,072           |       |
| 3   | 4950       | BOLLARD     | 0       | 0 | 0   | 0     |    |       | 6.00           | UT        | 100.00  |             |   |        | 600             |       |
| 4   | 0506       | FLAGPOLE B  | 0       | 0 | 0   | 0     |    |       | 62.00          | LF        | 100.00  |             |   |        | 1,240           |       |
| 5   | 0402       | CONC BUMPE  | 0       | 0 | 0   | 0     |    |       | 3.00           | UT        | 25.00   |             |   |        | 51              |       |
| 6   | 6001       | ROLLUP DR   | 0       | 0 | 0   | 0     |    |       | 1.00           | UT        | 400.00  |             |   |        | 80              |       |
| 7   | 0473       | VF 3 RAIL   | 0       | 0 | 0   | 0     |    |       | 125.00         | LF        | 7.50    |             |   |        | 394             |       |
| 8   | 0812       | CONCRETE C  | 0       | 0 | 60  | 20    |    |       | 1,200.00       | SF        | 4.00    |             |   |        | 4,704           |       |
| 9   | 0803       | ASPHALT C   | 0       | 0 | 0   | 0     |    |       | 14,280.00      | SF        | 2.00    |             |   |        | 25,133          |       |
| 10  | 0940       | SHEDS/PORT  | 0       | 0 | 12  | 8     |    |       | 96.00          | SF        | 30.00   |             |   |        | 2,477           |       |

| 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 | UNIT PRICE |
| 1                               | 001100   | C   | STORE 1FLR           | 0   | 0004 | CI       | 0.00  | 0.00  | 213,000.00  | SF        |     | 1.00     | 1.00   | 1.00    | 1.25       |
| TOTAL OB/XF 42,914              |          |     |                      |     |      |          |       |       |             |           |     |          |        |         |            |
| ADJ UNIT PRICE 1.25             |          |     |                      |     |      |          |       |       |             |           |     |          |        |         |            |
| LAND VALUE 266,250              |          |     |                      |     |      |          |       |       |             |           |     |          |        |         |            |
| OTHER ADJUSTMENTS AND NOTES     |          |     |                      |     |      |          |       |       |             |           |     |          |        |         |            |
| YEAR DENSITY DECL FRZ YR CONSRV |          |     |                      |     |      |          |       |       |             |           |     |          |        |         |            |

