

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	07	CORK/VTILE	90
Interior Floor	14	CARPET	10
Ceiling	01	FIN.SUSPD	100
Air Condition	04	ROOF TOP	100
Heating Type	04	AIR DUCTED	100
Fixtures		28	100
Frame	03	MASONRY	100
Story Height		19	100
RMS		26	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	OWNER OCC	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	DEPT STORE	- 0%	- 0									Heated Area: 123201 HX Base Yr	

BLD DATE	07/14/2021	KK	LGL DATE	
XF DATE	07/14/2021	KK	LAND DATE	07/14/2021
INC DATE			AG DATE	

Quality	02	Quality Level 02		
DOR CODE	1300	DEPARTMENT STORES		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4058.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	5,842	100	5,842	275,294
BAS	104,504	100	104,504	4,924,568
CAN	540	30	162	7,634
KTA	545	110	600	28,274
SFB	15,387	80	12,310	580,087
ULP	3,128	15	469	22,101
UST	195	40	78	3,676
UST	210	40	84	3,958
TOTALS	130,351		124,049	5,845,592

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	0812	CONCRETE C	0	0	0	0	16,367.00	SF	4.00	4.00	1	2006	2006	3	1	655	
2	0803	ASPHALT C	0	0	0	0	248,087.00	SF	2.00	2.00	1	2006	2006	3	1	4,962	
3	0972	ST LGHT UN	0	0	0	0	17.00	UT	2,530.00	2,530.00	1	2006	2006	3	1	430	
4	0975	ST LT/ARM	0	0	0	0	12.00	UT	500.00	500.00	1	2006	2006	3	1	60	
5	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	1	2006	2006	3	1	4	
6	0400	CONC CURB	0	0	0	0	5,972.00	LF	15.00	15.00	1	2006	2006	3	1	896	
7	4950	BOLLARD	0	0	0	0	42.00	UT	100.00	100.00	1	2006	2006	3	1	42	
8	4950	BOLLARD	0	0	0	0	6.00	UT	950.00	950.00	1	2006	2006	3	1	57	
9	0402	CONC BUMPE	0	0	0	0	17.00	UT	25.00	25.00	1	2006	2006	3	1	4	
10	0648	LIGHTS-AV	0	0	0	0	8.00	UT	140.00	140.00	1	2006	2006	3	1	11	

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	DPHT 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	0003	IW	0.00	0.00	472,190.00	SF		1.00	1.00	1.00	3.50	3.50	1,652,665							



NASSAU COUNTY PROPERTY		PAGE 1 of 3	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	5,845,592		
TOTAL MARKET OB/XF VALUE	11,527		
TOTAL LAND VALUE - MARKET	1,652,665		
TOTAL MARKET VALUE	7,509,784		
SOH/AGL Deduction	0		
ASSESSED VALUE	7,509,784		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	7,509,784		
TOTAL JUST VALUE	7,509,784		
NCON VALUE	0		
INCOME VALUE	8,062,209		
PREVIOUS YEAR MKT VALUE	7,745,893		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000052	REPAIR/RRF	136,135	01/04/2023
20002580	REMODEL	0	01/25/2021
C1225869	CO ISSUED	0	10/10/2012
M17469	MECH OTHER	0	08/01/2012
M17486	MECH OTHER	0	08/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1374/0701	12/15/2005	WD	Q	V		1,900,000

GRANTOR: KIMCO NASSAU LLC						
GRANTEE: TARGET CORPORATION						
1348/1533	9/09/2005	QC	U	V	06	100
GRANTOR: DUDLEY JOHNNY L &						
GRANTEE: KIMCO NASSAU LLC						

BUILDING NOTES
SFB=[YR=2007] W305ULP=[YR=2006] N2W70S51 BAS=[YR=2006] W28S280E20CAN=[YR=2006] S18 E60N11W8S4W44N11W8S8S11E44N4 E54N12KTA=[YR=2006] N6E10N15W16S6W8 S6W17 D9 R1 E30S3W30 U9 L1 E17N6 E8N6E16AOF=[YR=2006] S15E30UST=[YR=2006] E28N5W21N10W7S15S15E7S10E21S5 E129S14E56N20E13UST=[YR=2006] E11N15 W16S6E5S9S9N9W5N6W251S6S6N6E267 N248W375E36N13E34N36S36W34 S13E339N49S.



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY		STANDARD							
																	Tax Group: 4		Tax Dist:							
																	BUILDING MARKET VALUE		5,845,592							
																	TOTAL MARKET OB/XF VALUE		11,527							
																	TOTAL LAND VALUE - MARKET		1,652,665							
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																	SOH/AGL Deduction		0							
																	ASSESSED VALUE		7,509,784							
																	TOTAL EXEMPTION VALUE		0							
																	BASE TAXABLE VALUE		7,509,784							
																	TOTAL JUST VALUE		7,509,784							
																	NCON VALUE		0							
																	INCOME VALUE		8,062,209							
																	PREVIOUS YEAR MKT VALUE		7,745,893							
DOR CODE					1300 DEPARTMENT STORES					MAP NUM		MKT AREA					04									
NEIGHBORHOOD/LOC					4058.00																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																										
EXTRA FEATURES					BLD DATE		07/14/2021		KK		LGL DATE		07/14/2021		KK											
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									
11	0090	AUTO DOOR	0	0	0	0	5.00	UT	2,500.00	2,500.00	1	2006	2006	3	1	125										
12	1123	CB 8"	0	0	0	0	112.00	SF	9.23	9.23	1	2006	2006	3	1	10										
13	1123	CB 8"	0	0	0	0	480.00	SF	9.23	9.23	1	2006	2006	3	1	44										
14	1075	TRELLIS G	0	0	22	15	330.00	SF	17.50	17.50	1	2006	2006	3	1	58										
15	1126	CB/STC 8"	0	0	14	2	252.00	SF	12.00	12.00	1	2006	2006	3	1	30										
16	0963	FIRE HYDR	0	0	0	0	3.00	UT	1,500.00	1,500.00	1	2006	2006	3	1	45										
17	0966	FIRE SPRNK	0	0	0	0	126,278.00	SF	3.00	3.00	1	2006	2006	3	1	3,788										
18	0978	SECURTY LT	0	0	0	0	10.00	UT	450.00	450.00	1	2006	2006	3	1	45										
19	6002	EL ROLL DR	0	0	0	0	3.00	UT	900.00	900.00	1	2006	2006	3	1	27										
20	0422	CL FNC 4'	0	0	0	0	15.00	LF	15.00	15.00	1	2006	2006	3	1	2										
																	TOTAL OB/XF		4,174							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: KIMCO NASSAU LLC						
GRANTEE: TARGET CORPORATION						
1348/1533	9/09/2005	QC	U	V	06	100
GRANTOR: DUDLEY JOHNNY L &						
GRANTEE: KIMCO NASSAU LLC						

BUILDING NOTES									

BUILDING DIMENSIONS									

TRACT 2
IN OR 1374/701
5TH AMENDMENT REC ESMT &

TARGET CORPORATION/
C/O PROPERTY TAX T-2155, PO BOX 9456
MINNEAPOLIS, MN 55440-9456

2024

37-2N-27-1950-0002-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY			
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															STANDARD			
DOR CODE			1300 DEPARTMENT STORES												Tax Group: 4 Tax Dist:			
MAP NUM			MKT AREA 04												BUILDING MARKET VALUE 5,845,592			
NEIGHBORHOOD/LOC			4058.00												TOTAL MARKET OB/XF VALUE 11,527			
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EXTRA FEATURES															BLD DATE	07/14/2021	KK	LGL DATE	07/14/2021	KK
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	LAND DATE	07/14/2021	KK	
21	1075	TRELLIS G	0	0	22	15		330.00	SF	35.00	1	2006	2006	3	1	116				
22	1075	TRELLIS G	0	0	22	15		330.00	SF	35.00	1	2006	2006	3	1	116				
															INC DATE			AG DATE		

BUILDING NOTES			

BUILDING DIMENSIONS			

LAND DESCRIPTION										TOTAL OB/XF										232				
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