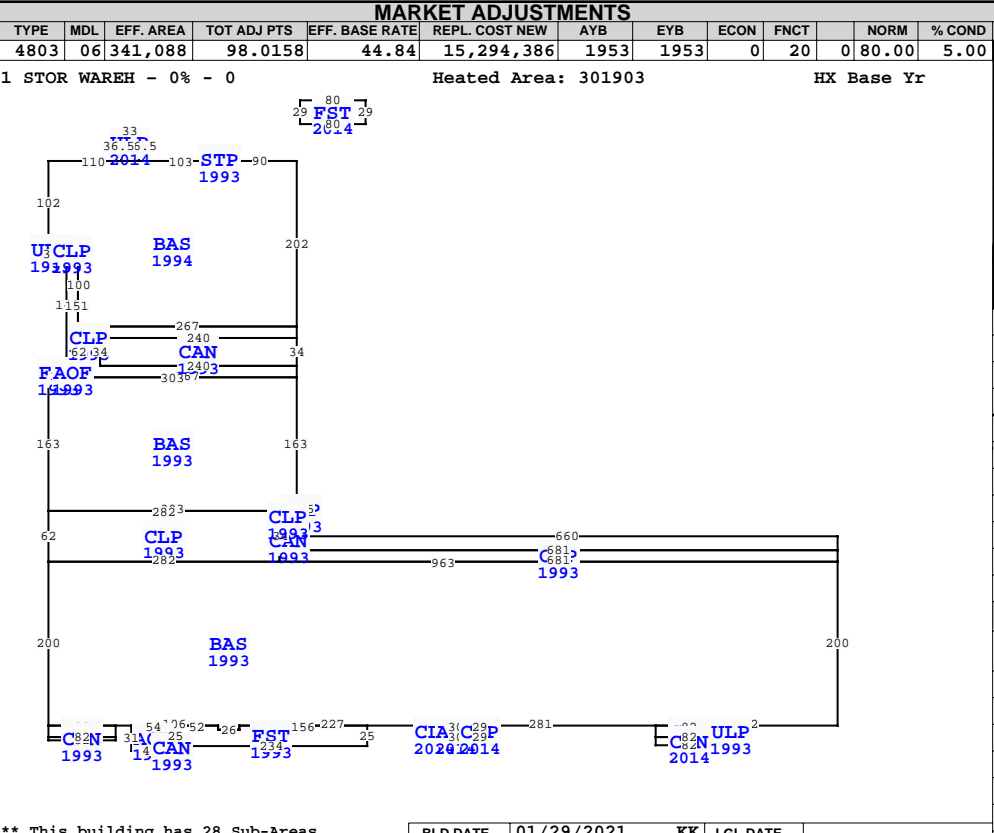


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	09	CORG ASB 60	
Exterior Wall	19	COMMON BRK 40	
Roof Structure	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floor	03	CONC FINSH 100	
Ceiling	04	NONE 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		20 100	
Frame	05	STEEL 100	
Story Height		32 100	
RMS		12 100	
Stories	1.	1. 100	
Class	00	. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Occupancy	00	NONE 100	
Quality	01	Quality Level 01	
DOR CODE	4800 WAREHOUSE-STORAGE		
MAP NUM	MKT AREA	04	
NEIGHBORHOOD/LOC	4051.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
AOF	132	185	244
AOF	1,626	185	3,008
AOF	420	185	777
BAS	49,389	100	49,389
BAS	192,730	100	192,730
BAS	57,606	100	57,606
CAN	40	30	12
CAN	328	30	98
CAN	8,160	30	2,448
CAN	11,946	30	3,584
TOTALS	374,425		341,088
			764,719



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 4	
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	789,395		
TOTAL MARKET OB/XF VALUE	379,075		
TOTAL LAND VALUE - MARKET	754,055		
TOTAL MARKET VALUE	1,922,525		
SOH/AGL Deduction	107,548		
ASSESSED VALUE	1,814,977		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,814,977		
TOTAL JUST VALUE	1,922,525		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	1,954,618		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007765	REPAIR/RRF	15,000	08/12/2022
B1328075	CO ISSUED	0	12/14/2013
B1328076	10X44 MODULAR OFF	0	12/01/2013
E1327042	NEW CONSTR	0	12/01/2013
E1327043	NEW CONSTR	0	12/01/2013
B1327942	SCALE	18,000	11/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1146/0819	6/19/2003	WD Q	Q	I		1,325,000

GRANTOR: STONE CONTAINER CORP  
GRANTEE: 393 U S HIGHWAY 17

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	0402	CONC BUMPE	0	0	0	308.00	UT	16.75	16.75	100	1971	1971	3	29.2	1,506	
2	0400	CONC CURB	0	0	0	952.00	LF	10.05	10.05	100	1971	1971	3	29.2	2,794	
3	0812	CONCRETE C	0	0	0	11,407.00	SF	4.00	4.00	100	1958	1958	3	20	9,126	
4	0803	ASPHALT C	0	0	0	185,063.00	SF	2.00	2.00	100	1970	1970	3	50	185,063	
5	0975	ST LT/ARM	0	0	0	17.00	UT	500.00	500.00	100	1971	1971	3	20	1,700	
6	4950	BOLLARD	0	0	0	16.00	UT	100.00	100.00	20	1958	1958	3	20	320	
7	0963	FIRE HYDR	0	0	0	24.00	UT	1,500.00	1,500.00	20	1958	1958	3	20	7,200	
8	0940	SHEDS/PORT	0	0	15	180.00	SF	13.20	13.20	100	1970	1970	3	20	475	
9	0940	SHEDS/PORT	0	0	7	49.00	SF	20.10	20.10	100	1972	1972	3	20	197	
10	0940	SHEDS/PORT	0	0	7	49.00	SF	20.10	20.10	100	1972	1972	3	20	197	

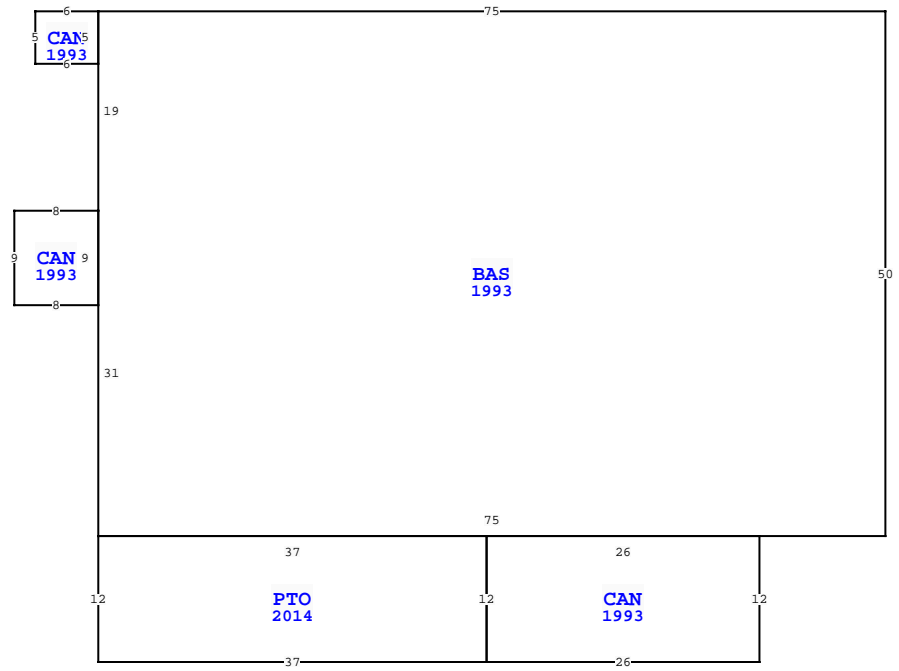
BUILDING NOTES			
BLD DATE	01/29/2021	KK	LGL DATE
XF DATE	01/29/2021	KK	LAND DATE
INC DATE			AG DATE
			04/01/2023 DCA

BUILDING DIMENSIONS														
BAS=[YR=1994] W90 STP=[YR=1993] N4W8S4E8S W103U1P=[YR=2014] U36 R6 W33 D36 R6 E21\$W110S102U1P=[YR=1993] W16S12E38 N12W22\$E22CLP=[YR=1993] S148W22S8 FST=[YR=1993] S6E24AOF=[YR=1993] E12N11W12 S11\$N11W18S5W6\$E6N5E30N151W14\$ E14S100E267 CLP=[YR=1993] W267S62 E267BAS=[YR=1993] W303S163CLP=[YR=1993] S62BAS=[YR=1993] S200 CLP=[YR=1994] S14 CAN=[YR=1993] S4E82N4W82\$E82N14W82\$ E101 AOF=[YR=1993] S31E46N1CAN=[YR=1993] E8N5W8S5\$N5E8N25FST=[YR=1993] S25 E234N25W156S5W26N5W52\$W54\$E106 S5E26N5E227CLP=[YR=2014] S14E22N14 AOF=[YR=2014] S14E30N14CLP=[YR=2014] S14 E29N14W29\$W30\$W22\$E281 CLP=[YR=2014] S14CAN=[YR=2014] S10E82N10 W82\$E82N14ULP=[YR=1993] S14E20N14W20														

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	004800	C	WAREHOUSE	0		IH 1	461.00	200.00	35.42	AC		1.00	1.00	0.25	85,000.00	21,250.00	752,675							
2	009605	C	WETLANDS	0		IH	0.00	0.00	1.38	AC		1.00	1.00	1.00	1,000.00	1,000.00	1,380							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	02	F.NOT SUS 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		5 100	
Frame	05	STEEL 100	
Story Height		24 100	
RMS		1 100	
Stories	1.	1. 100	
Class	00	. 100	
Units		0 100	
BUD8 Adjustme	04	DIST 01 100	
Occupancy	00	NONE 100	
Quality	01	Quality Level 01	
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	3,750	100	3,750
CAN	30	30	9
CAN	72	30	22
CAN	312	30	94
PTO	444	5	22
TOTALS	4,608		3,897
			20,836

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4803	06	3,897	83.4678	38.19	148,826	1982	1982	0	15	0	71.00
2 STOR WAREH - 0% - 0 Heated Area: 3750 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 2 of 4	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			789,395
TOTAL MARKET OB/XF VALUE			379,075
TOTAL LAND VALUE - MARKET			754,055
TOTAL MARKET VALUE			1,922,525
SOH/AGL Deduction			107,548
ASSESSED VALUE			1,814,977
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,814,977
TOTAL JUST VALUE			1,922,525
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,954,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1225574	ELEC OTHER	0	11/01/2012
R991928	REPAIR/RRF	170,000	08/01/1999
960477	REPAIR/RRF	252,000	07/16/1996
8295	REPAIR/RRF	97,916	08/10/1992
8034	TANKS/BLRS	29,500	04/27/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1146/0819	6/19/2003	WD Q	Q	I		1,325,000

GRANTOR: STONE CONTAINER CORP  
GRANTEE: 393 U S HIGHWAY 17

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
11	0940	SHEDS/PORT	0	0	7	8	56.00	SF	30.00	30.00	100
12	0940	SHEDS/PORT	0	0	7	8	56.00	SF	30.00	30.00	100
13	0940	SHEDS/PORT	0	0	7	8	56.00	SF	30.00	30.00	100
14	0940	SHEDS/PORT	0	0	6	7	42.00	SF	30.00	30.00	100
15	0940	SHEDS/PORT	0	0	6	7	42.00	SF	20.10	20.10	100
16	0940	SHEDS/PORT	0	0	6	7	42.00	SF	30.00	30.00	100
17	0940	SHEDS/PORT	0	0	6	7	42.00	SF	30.00	30.00	100
18	0940	SHEDS/PORT	0	0	6	7	42.00	SF	30.00	30.00	100
19	1123	CB 8"	0	0	0	0	192.00	SF	6.15	6.15	100
20	0424	CL FNC 6'	0	0	0	0	337.00	LF	22.00	22.00	100

TOTAL OB/XF											
3,928											
BLD DATE	01/29/2021	KK	LGL DATE								
XF DATE	01/29/2021	KK	LAND DATE	04/01/2023							
INC DATE			AG DATE	DCA							

BUILDING NOTES											
BAS=[YR=1993] W75 CAN=[YR=1993] W6 S5 E6 N5 \$ S19											
CAN=[YR=1993] W8 S9 E8 N9 \$ S31 PTO=[YR=2014]											
S12E37CAN=[YR=1993] E26N12W26S12\$N12W37\$E75N50\$.											

BUILDING DIMENSIONS											
BAS=[YR=1993] W75 CAN=[YR=1993] W6 S5 E6 N5 \$ S19											
CAN=[YR=1993] W8 S9 E8 N9 \$ S31 PTO=[YR=2014]											
S12E37CAN=[YR=1993] E26N12W26S12\$N12W37\$E75N50\$.											

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



