



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 17 | CB STUCCO 100  |
| Roof Structur            | 09 | RIDGE FRME 100 |
| Roof Cover               | 04 | BUILT-UP 100   |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 15 | HARDTILE 80    |
| Interior Floo            | 14 | CARPET 20      |
| Ceiling                  | 01 | FIN.SUSPD 100  |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Fixtures                 | 29 | 100            |
| Frame                    | 04 | REIN CONC 100  |
| Story Height             |    | 10 100         |
| RMS                      |    | 7 100          |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 02 | DIST FB 100    |
| Occupancy                | 00 | NONE 100       |

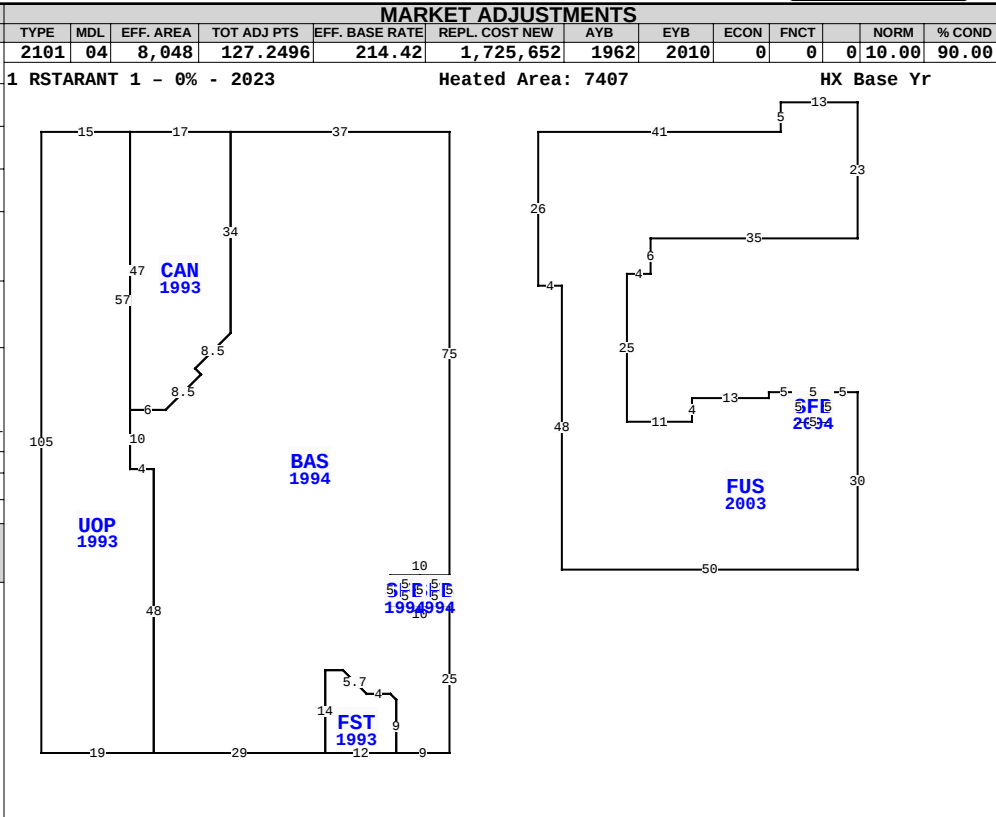
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 2100    | RESTAURANTS/CAFE |
| MAP NUM          |         | MKT AREA 01      |
| NEIGHBORHOOD/LOC | 1061.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 4,561            | 100         | 1994 | 4,561        | 880,173              |
| CAN       | 728              | 30          | 1993 | 218          | 42,070               |
| FST       | 140              | 50          | 1993 | 70           | 13,508               |
| FUS       | 2,786            | 100         | 2003 | 2,786        | 537,637              |
| SFB       | 25               | 80          | 1994 | 20           | 3,859                |
| SFB       | 25               | 80          | 1994 | 20           | 3,859                |
| SFB       | 25               | 80          | 2004 | 20           | 3,859                |
| UOP       | 1,767            | 20          | 1993 | 353          | 68,121               |

|        |        |  |  |       |           |
|--------|--------|--|--|-------|-----------|
| TOTALS | 10,057 |  |  | 8,048 | 1,553,087 |
|--------|--------|--|--|-------|-----------|

| EXTRA FEATURES |            |             |     |     |    |   |       |    |           |
|----------------|------------|-------------|-----|-----|----|---|-------|----|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS | UT | Adj R     |
| 1              | 0142       | BAR TOP A   | 0   | 0   | 0  | 0 | 32.00 | LF | 165.00    |
| 2              | 0143       | BAR TOP G   | 0   | 0   | 0  | 0 | 50.00 | LF | 315.00    |
| 3              | 0410       | ELEVATOR    | 0   | 0   | 0  | 0 | 1.00  | UT | 40,000.00 |
| 4              | 0418       | EXHST FAN   | 0   | 0   | 0  | 0 | 5.00  | UT | 800.00    |
| 5              | 0097       | AWNING CN   | 0   | 0   | 0  | 0 | 74.00 | SF | 91.00     |
| 6              | 0463       | FENCE GATE  | 0   | 0   | 0  | 0 | 2.00  | UT | 300.00    |
| 7              | 0476       | VF 6 SBPL   | 0   | 0   | 54 | 0 | 54.00 | LF | 32.00     |
| 8              | 0097       | AWNING CN   | 0   | 0   | 0  | 0 | 44.00 | SF | 65.00     |
| 9              | 0090       | AUTO DOOR   | 0   | 0   | 0  | 0 | 1.00  | UT | 2,500.00  |
| 10             | 6001       | ROLLUP DR   | 0   | 0   | 0  | 0 | 3.00  | UT | 400.00    |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|--------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH | TOT LND UTS |
| 1                | 002100   | C   | RESTAURANT           | 0   | 0003 | C-1      | 107.00 | 91.00 | 9,566.00    |
|                  |          |     |                      |     |      |          |        |       |             |
|                  |          |     |                      |     |      |          |        |       |             |
|                  |          |     |                      |     |      |          |        |       |             |
|                  |          |     |                      |     |      |          |        |       |             |
|                  |          |     |                      |     |      |          |        |       |             |
|                  |          |     |                      |     |      |          |        |       |             |
|                  |          |     |                      |     |      |          |        |       |             |
|                  |          |     |                      |     |      |          |        |       |             |
|                  |          |     |                      |     |      |          |        |       |             |



|          |            |    |           |            |
|----------|------------|----|-----------|------------|
| BLD DATE | 02/27/2018 | KK | LGL DATE  |            |
| XF DATE  | 02/27/2018 | KK | LAND DATE | 03/12/2025 |
| INC DATE |            |    | AG DATE   | DC         |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 54,547      |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |           | PAGE 1 of 1 | 2 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY         |           |             |   |
| VALUATION BY              | STANDARD  |             |   |
| Tax Group: 2              | Tax Dist: |             |   |
| BUILDING MARKET VALUE     |           | 1,553,087   |   |
| TOTAL MARKET OB/XF VALUE  |           | 54,547      |   |
| TOTAL LAND VALUE - MARKET |           | 2,391,500   |   |
| TOTAL MARKET VALUE        |           | 3,999,134   |   |
| SOH/AGL Deduction         |           | 68,143      |   |
| ASSESSED VALUE            |           | 3,930,991   |   |
| TOTAL EXEMPTION VALUE     |           | 0           |   |
| BASE TAXABLE VALUE        |           | 3,930,991   |   |
| TOTAL JUST VALUE          |           | 3,999,134   |   |
| NCON VALUE                |           | 0           |   |
| INCOME VALUE              |           |             |   |
| PREVIOUS YEAR MKT VALUE   |           | 3,573,628   |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20170852   | REMODEL     | 405,870 | 03/23/2017 |
| 20161820   | ROOF        | 17,500  | 07/05/2016 |
| 20142291   | REPAIR/RRF  | 8,025   | 10/24/2014 |
| 20142292   | REMODEL     | 300     | 10/24/2014 |
| 20130599   | XFOB        | 0       | 03/25/2013 |
| 20122141   | NEW CONSTR  | 1,150   | 10/17/2012 |

| SALES DATA                     |           |           |     |     |           |
|--------------------------------|-----------|-----------|-----|-----|-----------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD    |
| 2587/1858                      | 8/29/2022 | SW U      | I   | 35  |           |
| GRANTOR: MAIN BEACH PROPERTY L |           |           |     |     |           |
| GRANTEE: PAMPLONA INVESTMENT   |           |           |     |     |           |
| 2545/0220                      | 3/07/2022 | SW Q      | I   | 01  | 4,650,000 |
| GRANTOR: SANDPLOT LLC          |           |           |     |     |           |
| GRANTEE: MAIN BEACH PROPERTY   |           |           |     |     |           |

| BUILDING NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |
| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |
| BAS=[YR=1994] W37 CAN=[YR=1993] W17 UOP=[YR=1993] W15 S105 E19 N48 W4 N57\$ S47 E6 U6 R6 U1 L1 U6 R6 N34\$ S34 D6 L6 D1 R1 D6 L6 W6 S10 E4 S48 E29 FST=[YR=1993] E12 N9 U1 L1 W4 U4 L4 W3 S14\$ N14 E3 D4 R4 E4 D1 R1 S9 E9 N25 SFB=[YR=1994] N5 W5 SFB=[YR=1994] W5 S5 E5 N5\$ S5 E5 \$ W10 N5 E10 N75\$ PTR=E15 FUS=[YR=2003] E41 N5 E13 S23 W35 S6 W4 S25 E11 N4 E13 N1 E5 SFB=[YR=2004] E5 S5 W5 N5\$ S5 E5 N5 E5 S30 W50 N48 W4 N26\$ W15\$. |  |  |  |  |  |  |  |  |  |