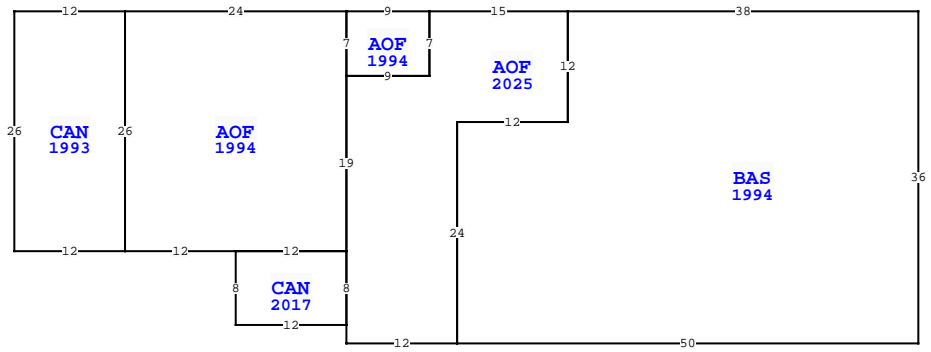


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 60
Exterior Wall	17 CB STUCCO 40
Roof Structure	09 RIDGE FRME 100
Roof Cover	02 ROLL COMP 100
Interior Wall	01 MINIMUM 100
Interior Floor	03 CONC FINSH 100
Ceiling	02 F.NOT SUS 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	4 100
Frame	03 MASONRY 100
Story Height	9 100
RMS	6 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	1200 STORE/OFFICE/RESID
MAP NUM	MKT AREA 01

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SERV SHOP	- 0%	- 0										
Heated Area: 2856 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	63	185	1994	117	6,720
AOF	624	185	1994	1,154	66,285
AOF	513	185	2025	949	54,510
BAS	1,656	100	1994	1,656	95,119
CAN	312	30	1993	94	5,400
CAN	96	30	2017	29	1,666
TOTALS	3,264			3,999	229,700

NEIGHBORHOOD/LOC													
1095.00													
BLD DATE	02/27/2025	KW	LGL DATE	04/15/2025	DC								
XF DATE			LAND DATE										
INC DATE			AG DATE										

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	0803	ASPHALT C	0	0	0	0	5,864.00	SF	2.00	2.00	100	2005	2005	3	54	6,333	
3	0810	CONCRETE A	0	0	62	4	248.00	SF	6.50	6.50	100	2017	2017	3	96	1,548	

TOTAL OB/XF													
7,881													

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	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001200	C	STORE COMB	0	0003	MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	35.00	35.00	350,000							

TOTAL OB/XF													
7,881													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		229,700	
TOTAL MARKET OB/XF VALUE		7,881	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		587,581	
SOH/AGL Deduction		298,449	
ASSESSED VALUE		289,132	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		289,132	
TOTAL JUST VALUE		587,581	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		513,076	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172300	REMODEL	1,000	07/27/2017
20172148	REMODEL	40,000	07/13/2017
20111803	DEMO INTERIOR	0	10/07/2011
B9045	REPAIR/RRF	7,500	05/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2124/0648	5/23/2017	SW	Q	I	01	275,000

BUILDING NOTES						
GRANTOR: YOUNG DONNA KAY						
GRANTEE: SPATCO REALTY LLC						
0904/1061	10/21/1999	WD	U	I	07	100
GRANTOR: BANKS JEANI HADDOCK E						
GRANTEE: YOUNG DONNA KAY						

BUILDING DIMENSIONS						
BAS=[YR=1994;ORIG=0,0] W38 S12 W12 S24 E50 N36 \$						
AOF=[YR=1994;ORIG=-62,0] W24 S26 E12 E12 N19 N7 \$						
CAN=[YR=1993;ORIG=-86,0] W12 S26 E12 N26 \$						
CAN=[YR=2017;ORIG=-74,26] S8 E12 N8 W12 \$						
AOF=[YR=1994;ORIG=-53,0] W9 S7 E9 N7 \$						
AOF=[YR=2025;ORIG=-38,0] W15 S7 W9 S19 S8 S2 E12 N24 E12 N12 \$						