

PARK SLOPE DEVELOPMENT CORP/
C/O THE AEGIS GROUP, LLC, 1102 18TH AVENUE SOUTH
NASHVILLE, TN 37212

25-2N-28-0000-0002-0290

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 50			
Exterior Wall	20	FACE BRICK 50			
Roof Structure	09	RIDGE FRME 100			
Roof Cover	04	BUILT-UP 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	07	CORK/VTILE 100			
Ceiling	01	FIN.SUSPD 100			
Air Condition	04	ROOF TOP 100			
Heating Type	04	AIR DUCTED 100			
Fixtures	39	100			
Frame	03	MASONRY 100			
Story Height		20 100			
RMS		10 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	1400	SUPERMARKET			
MAP NUM		MKT AREA			
NEIGHBORHOOD/LOC	4002.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	512	100	1993	512	26,491
BAS	29,581	100	1993	29,581	1,530,521
BAS	6,198	100	1997	6,198	320,684
BAS	1,124	100	2007	1,124	58,156
CAN	384	30	1994	115	5,950
CAN	876	30	1994	263	13,608
CAN	636	30	1998	191	9,882
CAN	1,052	30	2008	316	16,350
CLP	420	30	1994	126	6,519
FUS	196	100	1997	196	10,141
TOTALS	52,634			47,664	2,466,135

EXTRA FEATURES	
L N	OB/XF CODE
1	0803 ASPHALT C
2	0812 CONCRETE C
3	0966 FIRE SPRNK
4	0972 ST LGHT UN
5	0975 ST LT/ARM
6	0400 CONC CURB
7	4950 BOLLARD
8	0461 IRON FENCE
9	0966 FIRE SPRNK
10	0418 EXHST FAN

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001400	C	SUPERMARKT		0	0004	PUD	0.00	0.00	217,800.00	SF		1.00	1.00	1.00	4.50	4.50	980,100						

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1401	04	47,664	105.3740	129.35	6,165,338	1992	1992	0	0	10	50.00	40.00

1 SUPER MRKT - 0% - 0

Heated Area: 46039

HX Base Yr

BLD DATE		07/15/2019	KK	LGL DATE		04/25/2025	DC
XF DATE				LAND DATE			
INC DATE				AG DATE			

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2.00	100	1992	1992	3	50	112,497	
4.00	100	1992	1992	3	62	2,497	
3.00	100	1992	1992	3	62	68,809	
2,530.00	100	1992	1992	3	29	4,402	
500.00	100	1992	1992	3	29	290	
15.00	100	1992	1992	3	70	23,583	
100.00	100	1997	1997	3	100	3,800	
8.50	100	1997	1997	3	79	2,941	
3.00	100	1997	1997	3	72	20,572	
400.00	100	1997	1997	3	20	80	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	2,466,135
TOTAL MARKET OB/XF VALUE	254,685
TOTAL LAND VALUE - MARKET	980,100
TOTAL MARKET VALUE	3,700,920
SOH/AGL Deduction	45,223
ASSESSED VALUE	3,655,697
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,655,697
TOTAL JUST VALUE	3,700,920
NCON VALUE	0
INCOME VALUE	2,502,874
PREVIOUS YEAR MKT VALUE	3,535,478

WINN-DIXIE MARKET PLACE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001198	XFOB - BUS SHELTE	1,075	02/07/2019
E24838	ELEC OTHER	0	03/01/2012
P13667	OTHER	0	02/01/2009
C19899	CO ISSUED	0	05/01/2007
B19899	ADDITION	1,500,000	05/01/2007
B07786	NEW CONSTR	42,400	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0747/0838	12/29/1995	WD	Q	I	02	2,393,000

GRANTOR: PEREGRINE PROPERTIES

GRANTEE: PARK SLOPE DEVELOPM

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