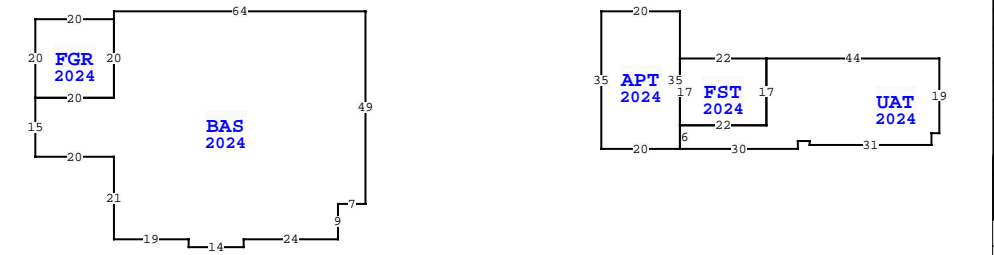


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06 BD/BATTEN 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 100
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Fixtures	30 100
Frame	02 WOOD FRAME 100
Story Height	15 100
RMS	16 100
Stories	2. 2. 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1721	04	5,214	100.4088	162.41	846,806	2023	2023	0	0	0.00	100.00		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		846,806	
TOTAL MARKET OB/XF VALUE		26,989	
TOTAL LAND VALUE - MARKET		322,129	
TOTAL MARKET VALUE		1,195,924	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,195,924	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,195,924	
TOTAL JUST VALUE		1,195,924	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,192,826	



Quality	03	Quality Level 03
DOR CODE	1720	MEDICAL OFFICE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	700	100
BAS	3,977	100
FGR	400	60
FST	374	50
UAT	1,099	10
TOTALS	6,550	5,214

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	1	0	0	0	9,305.00	SF	2.00	2.00	100	2024	2023		90	16,749	
2	0812	CONCRETE C	1	0	0	0	1,730.00	SF	4.00	4.00	100	2024	2023		100	6,920	
3	0443	STK FNC 6'	1	0	0	0	145.00	LF	10.00	10.00	100	2024	2023		97	1,407	
4	0463	FENCE GATE	1	0	0	0	4.00	UT	300.00	300.00	100	2024	2023		99	1,188	
5	4950	BOLLARD	1	0	0	0	4.00	UT	100.00	100.00	100	2024	2023		100	400	
6	0402	CONC BUMPE	1	0	0	0	13.00	UT	25.00	25.00	100	2024	2023		100	325	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SU240009711	GROUND MOUNTED MO	17,000	08/21/2024
220005898			06/15/2023
22015163	NEW CONSTR	858,689	10/11/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2521/1921	12/15/2021	WD	Q	V	01	432,000

GRANTOR: GATA HOLDINGS LLC
GRANTEE: ROBINSON PROPERTY I

BUILDING DIMENSIONS	
BAS	[YR=2024;ORIG=130,20] W64 S2 S20 W20 S15 E20 S21 E19 S2 E14 N2 E24 N9 E7 N49 \$
FGR	[YR=2024;ORIG=46,22] E20 S20 W20 N20 \$
APT	[YR=2024;ORIG=190,20] E20 S35 W20 N35 \$
UAT	[YR=2024;ORIG=210,55] E30 N2 E3 S1 E31 N3 E2 N19 W44 S17 W22 S6 \$
FST	[YR=2024;ORIG=210,32] E22 S17 W22 N17 \$

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	001000	C	COMMERCIAL	0		CN	0.00	0.00	25,265.00	SF		1.00	1.00	1.00	12.75	12.75	322,129							