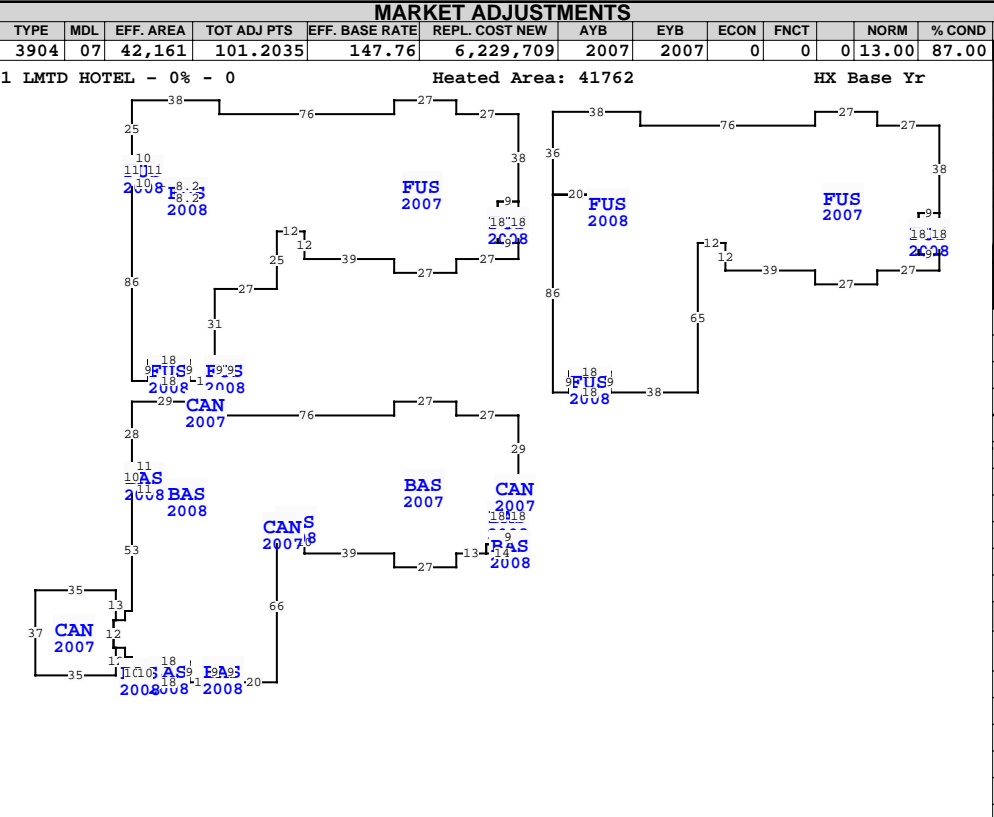


| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 17 | CB STUCCO 70 |
| Exterior Wall | 15 | CONC BLOCK 30 |
| Roof Structure | 04 | WOOD TRUSS 100 |
| Roof Cover | 11 | SLATE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 14 | CARPET 70 |
| Interior Floor | 15 | HARDTILE 30 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 261 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 10 100 |
| RMS | | 73 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |



** This building has 23 Sub-Areas

| | | | |
|----------|------------|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 12/03/2024 |
| INC DATE | 04/30/2025 | AG DATE | DC |

| Quality | | 03 | Quality Level 03 | | |
|------------------|------------------|-------------|-------------------|--------------|----------------------|
| DOR CODE | | 3900 | HOTELS AND MOTELS | | |
| MAP NUM | | | MKT AREA 04 | | |
| NEIGHBORHOOD/LOC | | 4001.00 | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 13,346 | 100 | 2007 | 13,346 | 715,644 |
| BAS | 56 | 100 | 2008 | 56 | 7,199 |
| BAS | 63 | 100 | 2008 | 63 | 8,099 |
| BAS | 64 | 100 | 2008 | 64 | 8,228 |
| BAS | 70 | 100 | 2008 | 70 | 8,998 |
| BAS | 83 | 100 | 2008 | 83 | 10,670 |
| BAS | 110 | 100 | 2008 | 110 | 14,141 |
| BAS | 162 | 100 | 2008 | 162 | 20,825 |
| BAS | 162 | 100 | 2008 | 162 | 20,825 |
| CAN | 15 | 30 | 2007 | 4 | 514 |
| TOTALS | 43,096 | | | 42,161 | 419,847 |

| 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 | 33,182.00 | SF | 2.00 | 2.00 | 100 | 2007 | 2007 | 3 | 58 | 38,491 | |
| 2 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 1,869.00 | LF | 15.00 | 15.00 | 100 | 2007 | 2007 | 3 | 90 | 25,232 | |
| 3 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 26.00 | UT | 25.00 | 25.00 | 100 | 2007 | 2007 | 3 | 90 | 585 | |
| 4 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 4,539.00 | SF | 4.00 | 4.00 | 100 | 2007 | 2007 | 3 | 87 | 15,796 | |
| 5 | 0505 | FLAGPOLE A | 0 | 0 | 0 | 0 | 50.00 | LF | 50.00 | 50.00 | 100 | 2007 | 2007 | 3 | 27 | 675 | |
| 6 | 0963 | FIRE HYDR | 0 | 0 | 0 | 0 | 2.00 | UT | 1,500.00 | 1,500.00 | 100 | 2007 | 2007 | 3 | 100 | 3,000 | |
| 7 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 636.00 | SF | 5.20 | 5.20 | 100 | 2007 | 2007 | 3 | 87 | 2,877 | |
| 8 | 1123 | CB 8" | 0 | 0 | 44 | 0 | 396.00 | SF | 6.15 | 6.15 | 100 | 2007 | 2007 | 3 | 87 | 2,119 | |
| 9 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 7.00 | UT | 100.00 | 100.00 | 100 | 2007 | 2007 | 3 | 100 | 700 | |
| 10 | 0463 | FENCE GATE | 0 | 0 | 0 | 6 | 2.00 | UT | 1,200.00 | 1,200.00 | 100 | 2007 | 2007 | 3 | 69 | 1,656 | |

TOTAL OB/XF 91,131

| 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 | 003900 | C | MOTEL | 0 | 0003 | CHT | 0.00 | 0.00 | 84,070.00 | SF | | 1.00 | 1.00 | 0.85 | 14.25 | 12.11 | 1,018,298 | | | | | | | |

| VALUATION SUMMARY | | NASSAU COUNTY PROPERTY | |
|---------------------------|--|------------------------|--|
| VALUATION SUMMARY | | PAGE 1 of 2 | |
| VALUATION BY | | DIRECT_CAP | |
| Tax Group: 4 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 5,221,184 | |
| TOTAL MARKET OB/XF VALUE | | 0 | |
| TOTAL LAND VALUE - MARKET | | 0 | |
| TOTAL MARKET VALUE | | 5,866,499 | |
| SOH/AGL Deduction | | 1,066,219 | |
| ASSESSED VALUE | | 4,800,280 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 4,800,280 | |
| TOTAL JUST VALUE | | 5,866,499 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | 5,866,499 | |
| PREVIOUS YEAR MKT VALUE | | 5,760,146 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|---------|------------|
| R241137 | TEAR OFF ROOF- RE | 159,000 | 01/30/2024 |
| E22106 | ELEC OTHER | 0 | 09/01/2009 |
| E19492 | ELEC OTHER | 3,500 | 06/01/2007 |
| E19493 | ELEC OTHER | 400 | 06/01/2007 |
| E19494 | ELEC OTHER | 2,100 | 06/01/2007 |
| B19828 | SWIM POOL | 47,000 | 05/01/2007 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2058/1716 | 7/15/2016 | WD | U | I | 11 | 100 |

GRANTOR: PATEL RAMAN & KANCHAN
GRANTEE: SAI SHANKAR LLLP
1908/0462 3/19/2014 QC U I 11 100
GRANTOR: PATEL KANCHAN R
GRANTEE: SAI SHANKAR LLLP

| BUILDING NOTES | |
|---|--|
| <p>FUS=[YR=2007;ORIG=183,-63] N7 W9 N18 E9 N38 W27 N6 W27 S6 W76 N6 W38 S36 E20 E8 S8 W8 N8 W20 S86 E7 N9 E18 S9 E38 N65 E12 S12 E39 S6 E27 N6 E27 \$</p> <p>BAS=[YR=2007;ORIG=0,0] W27 N6 W27 S6 W76 N6 W3 S3 W6 N3 W29 S28 E11 S8 E9 E8 S8 W8 N8 W9 S2 W11 S53 W3 S4 W4 W1 S12 E1 E4 S4 E3 S2 E7 E18 S9 E11 N9 E7 S9 E20 N66 N3 E5 N5 E7 S8 S10 E39 S6 E27 N6 E13 N4 E5 N3 N18 E6 N6 E3 N29 \$</p> <p>FUS=[YR=2007;ORIG=0,-68] N7 W9 N18 E9 N38 W27 N6 W27 S6 W76 N6 W38 S25 E10 S11 E10 E8 S8 W8 N8 W10 W10 S86 E7 N9 E18 S9 E13 N9 W2 N31 E27 N25 E12 S12 E39 S6 E27 N6 E27 \$</p> <p>CAN=[YR=2007;ORIG=-175,89] N13 W35 S37 E35 N12 W1 N12 E1 \$</p> <p>BAS=[YR=2008;ORIG=-161,116] E18 N9 W18 S9 \$</p> | |

