

MACCLENLY & GARROW ACQUISITION LLC/
15 E 40TH ST SUITE 304
NEW YORK, NY 10016

00-00-30-0800-0037-0040

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS								NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY						
Exterior Wall	17	CB STUCCO 50					2201	04	3,233	134.8620	289.62	936,341	1985	2015	0	0	0	6.00	94.00	VALUATION BY		STANDARD			
Exterior Wall	20	FACE BRICK 50					1 FAST FOOD 0% - 0 Heated Area: 3217 HX Base Yr													Tax Group: 8		Tax Dist:			
Roof Structure	09	RIDGE FRME 100																		BUILDING MARKET VALUE		880,161			
Roof Cover	04	BUILT-UP 100																		TOTAL MARKET OB/XF VALUE		52,865			
Interior Wall	05	DRYWALL 60																		TOTAL LAND VALUE - MARKET		531,440			
Interior Wall	08	DECORATIVE 40																		TOTAL MARKET VALUE		1,464,466			
Interior Floor	11	CLAY TILE 70																		SOH/AGL Deduction		489,050			
Interior Floor	15	HARDTILE 30																		ASSESSED VALUE		975,416			
Ceiling	01	FIN.SUSPD 100																		TOTAL EXEMPTION VALUE		0			
Air Condition	04	ROOF TOP 100																		BASE TAXABLE VALUE		975,416			
Heating Type	04	AIR DUCTED 100																		TOTAL JUST VALUE		1,464,466			
Fixtures		14 100																		NCON VALUE		4,356			
Frame	05	STEEL 100																		INCOME VALUE		1276081			
Story Height		14 100																		PREVIOUS YEAR MKT VALUE		1,190,691			
RMS		4 100																		DBA: DUNKIN DOUGHNUT					
Stories	1.	1. 100																							
Units		0 100																							
BUD8 Adjustme	05	DIST 1A 100																							
Quantity	00	ONE Level 03																							
DOR CODE	2200	FAST FOOD																							
MAP NUM		MKT AREA																							
NEIGHBORHOOD/LOC	2004.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																				
BAS	2,043	100	1993	2,043	556,192																				
BAS	64	100	1994	64	17,424																				
BAS	798	100	1994	798	217,250																				
BAS	312	100	2004	312	84,939																				
CAN	15	30	2026	4	1,089																				
CAN	15	30	2026	4	1,089																				
CAN	28	30	2026	8	2,178																				
TOTALS	3,275			3,233	880,161																				
EXTRA FEATURES						1954 S 8TH ST, FERNANDINA BEACH																			
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	0381	COOLER	0	0	11	9		99.00	SF 82.50	82.50	100	2002	2002	3	46	3,757									
2	0803	ASPHALT C	0	0	0	0		21,497.00	SF 2.00	2.00	100	1985	1985	3	50	21,497									
3	0811	CONCRETE B	0	0	0	0		748.00	SF 5.20	5.20	100	1985	1985	3	41	1,595									
4	0383	FREEZER	0	0	11	6		66.00	SF 105.00	105.00	100	2002	2002	3	46	3,188									
5	0400	CONC CURB	0	0	0	0		776.00	LF 15.00	15.00	100	1985	1985	3	54	6,286									
6	0810	CONCRETE A	0	0	9	9		81.00	SF 6.50	6.50	100	2002	2002	3	79	416									
7	0418	EXHST FAN	0	0	0	0		3.00	UT 1,200.00	1,200.00	100	2002	2002	3	20	720									
8	0972	ST LGHT UN	0	0	0	0		4.00	UT 3,162.50	3,162.50	100	1993	1993	3	29	3,669									
9	0975	ST LT/ARM	0	0	0	0		12.00	UT 500.00	500.00	100	1993	1993	3	29	1,740									
10	0383	FREEZER	0	0	14	10		140.00	SF 105.00	105.00	100	2002	2002	3	46	6,762									
LAND DESCRIPTION						TOTAL OB/XF 49,630																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL				

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