



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	29	100
Frame	04	REIN CONC 100
Story Height		10 100
RMS		7 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	2100	RESTAURANTS/CAFE

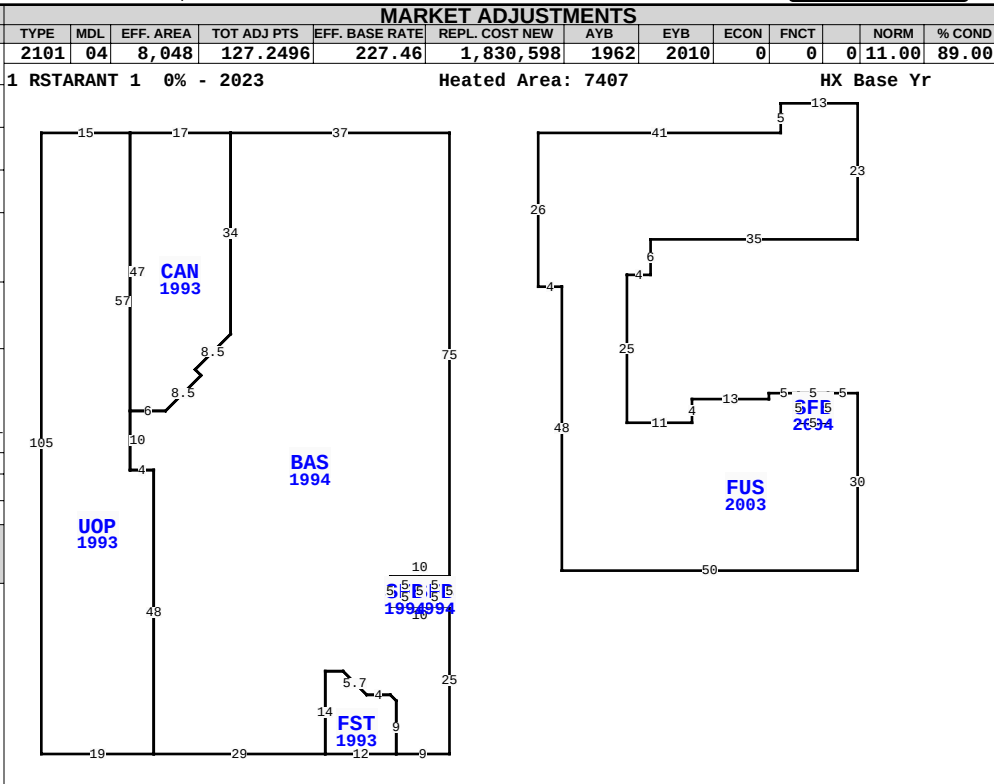
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1061.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,561	100	1994	4,561	923,326
CAN	728	30	1993	218	44,132
FST	140	50	1993	70	14,171
FUS	2,786	100	2003	2,786	563,997
SFB	25	80	1994	20	4,049
SFB	25	80	1994	20	4,049
SFB	25	80	2004	20	4,049
UOP	1,767	20	1993	353	71,461

TOTALS	10,057			8,048	1,629,232
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0142	BAR TOP A	0	0	0	0	32.00	LF	165.00
2	0143	BAR TOP G	0	0	0	0	50.00	LF	315.00
3	0410	ELEVATOR	0	0	0	0	1.00	UT	40,000.00
4	0418	EXHST FAN	0	0	0	0	5.00	UT	800.00
5	0097	AWNING CN	0	0	0	0	74.00	SF	91.00
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00
7	0476	VF 6 SBPL	0	0	54	0	54.00	LF	32.00
8	0097	AWNING CN	0	0	0	0	44.00	SF	65.00
9	0090	AUTO DOOR	0	0	0	0	1.00	UT	2,500.00
10	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002100	C	RESTAURANT	0	0003	C-1	107.00	91.00	9,566.00



BLD DATE	02/27/2018	KK	LGL DATE	
XF DATE	02/27/2018	KK	LAND DATE	05/06/2026
INC DATE			AG DATE	DC

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0142	BAR TOP A	0	0	0	0	32.00	LF	165.00
2	0143	BAR TOP G	0	0	0	0	50.00	LF	315.00
3	0410	ELEVATOR	0	0	0	0	1.00	UT	40,000.00
4	0418	EXHST FAN	0	0	0	0	5.00	UT	800.00
5	0097	AWNING CN	0	0	0	0	74.00	SF	91.00
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00
7	0476	VF 6 SBPL	0	0	54	0	54.00	LF	32.00
8	0097	AWNING CN	0	0	0	0	44.00	SF	65.00
9	0090	AUTO DOOR	0	0	0	0	1.00	UT	2,500.00
10	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002100	C	RESTAURANT	0	0003	C-1	107.00	91.00	9,566.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,629,232	
TOTAL MARKET OB/XF VALUE		53,973	
TOTAL LAND VALUE - MARKET		2,511,075	
TOTAL MARKET VALUE		4,194,280	
SOH/AGL Deduction		0	
ASSESSED VALUE		4,194,280	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		4,194,280	
TOTAL JUST VALUE		4,194,280	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		3,999,134	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170852	REMODEL	405,870	03/23/2017
20161820	ROOF	17,500	07/05/2016
20142291	REPAIR/RRF	8,025	10/24/2014
20142292	REMODEL	300	10/24/2014
20130599	XFOB	0	03/25/2013
20122141	NEW CONSTR	1,150	10/17/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2587/1858	8/29/2022	SW	U	I	35
GRANTOR: MAIN BEACH PROPERTY L					
GRANTEE: PAMPLONA INVESTMENT					
2545/0220	3/07/2022	SW	Q	I	01
GRANTOR: SANDPLOT LLC					
GRANTEE: MAIN BEACH PROPERTY					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1994] W37 CAN=[YR=1993] W17 UOP=[YR=1993] W15 S105 E19 N48 W4 N57\$ S47 E6 U6 R6 U1 L1 U6 R6 N34\$ S34 D6 L6 D1 R1 D6 L6 W6 S10 E4 S48 E29 FST=[YR=1993] E12 N9 U1 L1 W4 U4 L4 W3 S14\$ N14 E3 D4 R4 E4 D1 R1 S9 E9 N25 SFB=[YR=1994] N5 W5 SFB=[YR=1994] W5 S5 E5 N5\$ S5 E5 \$ W10 N5 E10 N75\$ PTR=E15 FUS=[YR=2003] E41 N5 E13 S23 W35 S6 W4 S25 E11 N4 E13 N1 E5 SFB=[YR=2004] E5 S5 W5 N5\$ S5 E5 N5 E5 S30 W50 N48 W4 N26\$ W15\$.									