

TAU SOUTH LLC
C/O REALTY INCOME CORPORATION, ATTN: PM DEPT # 3589
SAN DIEGO, CA 92130

08-3N-24-2380-0005-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																					
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																			
Exterior Wall	25	MOD METAL 70								1101	04	9,139	94.3836	139.69	1,276,627	2010	2010	0	0	0	11.00	89.00	VALUATION BY																		
Exterior Wall	15	CONC BLOCK 30								2 RETAILSTOR 0% - 0								Heated Area: 9100								HX Base Yr								STANDARD							
Roof Structur	10	STEEL FRME 100								130 70 78 52 5 5 26																															

TAU SOUTH LLC
C/O REALTY INCOME CORPORATION, ATTN: PM DEPT # 3589
SAN DIEGO, CA 92130

08-3N-24-2380-0005-0040

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										3			
ELEMENT			CD			CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
																							VALUATION BY										STANDARD
																							Tax Group: 3										Tax Dist:
																							BUILDING MARKET VALUE										1,136,198
																							TOTAL MARKET OB/XF VALUE										79,401
																							TOTAL LAND VALUE - MARKET										193,824
																							TOTAL MARKET VALUE										1,400,423
																							SOH/AGL Deduction										121,215
																							ASSESSED VALUE										1,279,208
																							TOTAL EXEMPTION VALUE										0
																							BASE TAXABLE VALUE										1,279,208
																							TOTAL JUST VALUE										1,400,423
																							NCON VALUE										0
																							INCOME VALUE										
																							PREVIOUS YEAR MKT VALUE										1,324,582