



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	CB STUCCO 50			
Exterior Wall	28	GLASS THRM 50			
Roof Structure	09	RIDGE FRME 100			
Roof Cover	04	BUILT-UP 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	03	CONC FINSH 70			
Interior Floor	14	CARPET 30			
Ceiling	04	NONE 70			
Ceiling	01	FIN.SUSPD 30			
Air Condition	04	ROOF TOP 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		29 100			
Frame	03	MASONRY 100			
Story Height		18 100			
RMS		9 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	OWNER OCC 100			
Quality	04	Quality Level 04			
DOR CODE	1600COMMUNITY SHOPPING				
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC		4002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,875	100	2015	1,875	253,918
BAS	2,250	100	2016	2,250	304,702
BAS	3,345	100	2022	3,345	452,990
FST	30	50	2015	15	2,031
TOTALS	7,500			7,485	1,013,641

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1602	04	7,485	135.5574	150.47	1,126,268	2015	2015	0	0	0 10.00	90.00
2 NBHD SHOP 0% - 2023 Heated Area: 7470 HX Base Yr											
30 40 25 5 6 5 2015 0 69 25 45 30 75 75 75 75 BAS 2016 BAS 2022 BAS 2015											
TOTALS	7,500			7,485	1,013,641						

NASSAU COUNTY PROPERTY										PAGE 1 of 3	
VALUATION SUMMARY											
VALUATION BY										DIRECT_CAP	
Tax Group: 4					Tax Dist:						
BUILDING MARKET VALUE										2, 222, 402	
TOTAL MARKET OB/XF VALUE										0	
TOTAL LAND VALUE - MARKET										0	
TOTAL MARKET VALUE										2, 222, 402	
SOH/AGL Deduction										0	
ASSESSED VALUE										2, 222, 402	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										2, 222, 402	
TOTAL JUST VALUE										2, 222, 402	
NCON VALUE										0	
INCOME VALUE										2222402	
PREVIOUS YEAR MKT VALUE										2, 046, 167	
AS OF 9/2024KW: TENANTS ARE __ UNIT A = TASTY'S (											

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