

RED JAGUAR CORPORATION/FT MYERS PROPERTIES INC
900 PARK AVE #21D
NEW YORK, NY 10075

25-2N-28-231W-000B-0000

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	AP	NORM	% COND									
Exterior Wall	17	CB STUCCO 70								1602	04	10,183	114.8717	127.51	1,298,434	2004	2004	0	0	40	21.00	39.00	VALUATION BY								
Exterior Wall	28	GLASS THRM 30								1 NBHD SHOP 0% - 0														Heated Area: 10030							
Roof Structur	09	RIDGE FRME 100																						HX Base Yr							
Roof Cover	14	STAND SEAM 80																													
Roof Cover	04	BUILT-UP 20																													
Interior Wall	05	DRYWALL 100																													
Interior Floo	14	CARPET 60																													
Interior Floo	13	LVT/LAMNT 40																													
Ceiling	03	PART.FIN. 100																													
Air Condition	04	ROOF TOP 100																													
Heating Type	04	AIR DUCTED 100																													
Fixtures		20 100																													
Frame	03	MASONRY 100																													
Story Height		17 100																													
RMS		10 100																													
Stories	1.	1. 100																													
Units		0 100																													
Occupancy	00	NONE 100																													
Quality	03	Quality Level 03																													
DOR CODE	1600	COMMUNITY 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	1,062	100	2004	1,062	52,812																										
BAS	1,357	100	2004	1,357	67,482																										
BAS	1,416	100	2004	1,416	70,416																										
BAS	6,195	100	2004	6,195	308,070																										
CAN	510	30	2004	153	7,609																										
TOTALS	10,540			10,183	506,389																										
EXTRA FEATURES										464006 SR 200, YULEE																					
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		17,577.00	SF 2.00	2.00	100	2004	2004	3	50	17,577															
2	0812	CONCRETE C	0	0	0	0		2,014.00	SF 4.00	4.00	100	2004	2004	3	82	6,606															
3	0400	CONC CURB	0	0	0	0		940.00	LF 15.00	15.00	100	2004	2004	3	86	12,126															
4	0402	CONC BUMPE	0	0	0	0		21.00	UT 25.00	25.00	100	2004	2004	3	86	452															
5	0972	ST LGHT UN	0	0	0	0		5.00	UT 2,530.00	2,530.00	100	2004	2004	3	58	7,337															
6	0443	STK FNC 6'	0	0	0	0		32.00	LF 10.00	10.00	100	2004	2004	3	20	64															
7	0975	ST LT/ARM	0	0	0	0		6.00	UT 500.00	500.00	100	2004	2004	3	58	1,740															
8	0427	CL FNC 10'	0	0	0	0		36.00	LF 13.51	13.51	100	2008	2008	3	69	336															
9	0463	FENCE GATE	0	0	0	0		1.00	UT 300.00	300.00	100	2008	2008	3	69	207															
10	4950	BOLLARD	0	0	0	0		4.00	UT 100.00	100.00	100	2012	2012	3	100	400															
LAND DESCRIPTION										TOTAL OB/XF										46,845											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	001600	C	SH CTR COM	0	0004	CI	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	12.00	12.00	522,720														

