

AGNEW IV REVOCABLE TRUST/AGNEW C N JR TRUSTEE
1450 EAST BOOT RD, BUILDING 400A
WEST CHESTER, PA 19380

37-2N-27-1950-0014-0010

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 100								2201	04	3,940	131.7010	282.83	1,114,350	2007	2007	25	0	0	14.00	61.00	VALUATION BY					STANDARD															
RooF Structur	09	RIDGE FRME 100								1 FAST FOOD 0% - 0														Heated Area: 3870					HX Base Yr					Tax Group: 4					Tax Dist:				
RooF Cover	04	BUILT-UP 100																						BUILDING MARKET VALUE					679,754														
Interior Wall	05	DRYWALL 50																						TOTAL MARKET OB/XF VALUE					114,026														
Interior Wall	08	DECORATIVE 50																						TOTAL LAND VALUE - MARKET					1,197,900														
Interior Floo	11	CLAY TILE 60																						TOTAL MARKET VALUE					1,991,680														
Interior Floo	15	HARDTILE 40																						SOH/AGL Deduction					235,271														
Ceiling	01	FIN.SUSPD 100																						ASSESSED VALUE					1,756,409														
Air Condition	04	ROOF TOP 100																						TOTAL EXEMPTION VALUE					0														
Heating Type	04	AIR DUCTED 100																						BASE TAXABLE VALUE					1,756,409														
Fixtures	17	100																						TOTAL JUST VALUE					1,991,680														
Frame	03	MASONRY 100																						NCON VALUE					0														
Story Height	15	100								INCOME VALUE					1918876																												
RMS	5	100								PREVIOUS YEAR MKT VALUE					1,911,571																												
Stories	1.	1. 100																																									
Units	0	0 100																																									
Occupancy	00	NONE 100																																									
Quality	03	Quality Level 03																																									
DOR CODE	2200	FAST FOOD																																									
MAP NUM		MKT AREA								04																																	
NEIGHBORHOOD/LOC	4058.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	3,870	100	2007	3,870	667,677																																						
CAN	18	30	2007	5	863																																						
CAN	24	30	2007	7	1,208																																						
CAN	27	30	2007	8	1,380																																						
CAN	165	30	2007	50	8,627																																						
TOTALS	4,104			3,940	679,754																																						
EXTRA FEATURES					463761 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	0812	CONCRETE C	0	0	0	0		8,195.00	SF	4.00			4.00	100	2007	2007	3	86	28,191																								
2	0803	ASPHALT C	0	0	0	0		23,977.00	SF	2.00			2.00	100	2007	2007	3	56	26,854																								
3	0400	CONC CURB	0	0	0	0		1,372.00	LF	15.00			15.00	100	2007	2007	3	89	18,316																								
4	0402	CONC BUMPE	0	0	0	0		2.00	UT	25.00			25.00	100	2007	2007	3	89	45																								
5	4950	BOLLARD	0	0	0	0		4.00	UT	100.00			100.00	100	2007	2007	3	100	400																								
6	0972	ST LGHT UN	0	0	0	0		7.00	UT	2,530.00			2,530.00	100	2007	2007	3	66	11,689																								
7	0975	ST LT/ARM	0	0	0	0		6.00	UT	500.00			500.00	100	2007	2007	3	66	1,980																								
8	0505	FLAGPOLE A	0	0	0	0		20.00	LF	50.00			50.00	100	2007	2007	3	24	240																								
9	0812	CONCRETE C	0	0	0	0		2,194.00	SF	4.00			4.00	100	2007	2007	3	86	7,547																								
10	0825	BRICK	0	0	0	0		571.00	SF	12.50			12.50	100	2007	2007	3	96	6,852																								
LAND DESCRIPTION					TOTAL OB/XF															102,114																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	002200	C	DRIVE-IN			IW	0.00	0.00	54,450.00	SF		1.00	1.00	1.00	22.00	22.00	1,197,900																										

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