



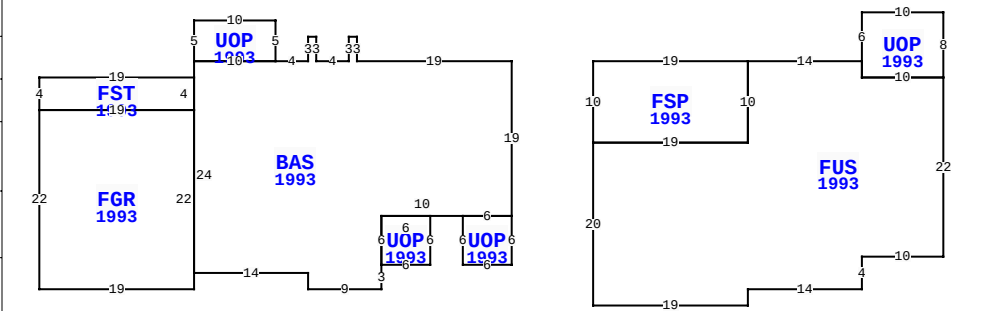
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03

NEIGHBORHOOD/LOC		3035.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	926	100	926	127,788
FGR	418	55	230	31,740
FSP	190	40	76	10,488
FST	76	55	42	5,796
FUS	992	100	992	136,896
UOP	36	20	7	966
UOP	36	20	7	966
UOP	50	20	10	1,380
UOP	80	20	16	2,208
TOTALS	2,804		2,306	318,229

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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00		1984	1984	3	58	2,030	
2	1242	WD DECK A	0	100	51	4		204.00	SF 10.00		1985	1985	3	20	408	
3	0811	CONCRETE B	0	100	57	17		969.00	SF 5.20		1985	1985	3	49.5	2,494	

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	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,306	105.8400	150.82	347,791	1984	2004	0	0	8.50	91.50	
1 SFR CUST - 100% - 2023 Heated Area: 1918 HX Base Yr 2023												



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VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		318,229	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		300,000	
SOH/AGL Deduction		TOTAL EXEMPTION VALUE		50,000	
ASSESSED VALUE		BASE TAXABLE VALUE		437,705	
TOTAL JUST VALUE		NCON VALUE		0	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		535,350	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20219165	REPAIR/RRF	4,500	08/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2530/0681	1/14/2022	WD	Q	I	02	695,000
GRANTOR: 5457 MARSHVIEW LLC						
GRANTEE: NOVAKOVICH DALE ROB						
2526/1624	11/24/2021	WD	U	I	11	100
GRANTOR: ATLAS EXCHANGE 232 LL						
GRANTEE: 5457 MARSHVIEW LLC						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W19N3W1S3W4N3W1S3W4 UOP=[YR=1993] S22E19N22 N5W10S5E10\$W10S2 FST=[YR=1993] W19S4FGR=[YR=1993] S22E19N22 W19\$E19N4\$ S24 E14 S2 E9 N3 UOP=[YR=1993] E6 N6 W6 S6\$ N6 E10 UOP=[YR=1993] S6 E6 N6 W6\$ E6 N19\$ PTR= E10 FSP=[YR=1993] E19 FUS=[YR=1993] E14 UOP=[YR=1993] N6 E10 S8 W10 N2\$ S2 E10 S22 W10 S4 W14 S2 W19 N20 E19 N10\$ S10 W19 N10\$ W10\$.	

LAND DESCRIPTION										TOTAL OB/XF														4,932									
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	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000																