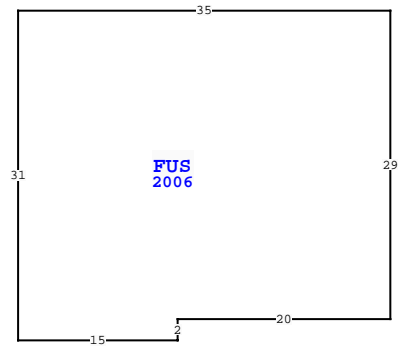
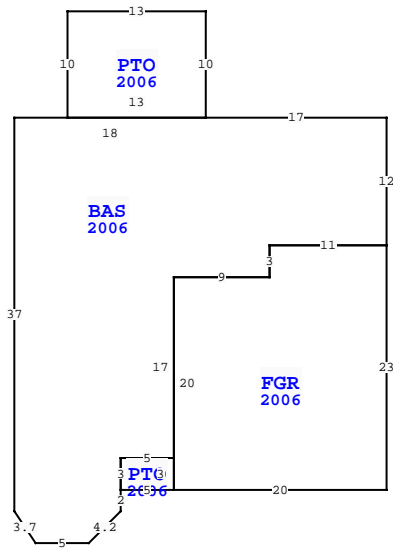




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 60	
Interior Floor	13	LVT/LAMNT 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	02	Quality Level 02	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4044.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	820	100	820
FGR	433	55	238
FUS	1,045	100	1,045
PTO	15	5	1
PTO	130	5	6
TOTALS	2,443		2,110
			250,978

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,110	108.4615	128.80	271,768	2006	2006	0	0	7.65	92.35
1 SNGL FAM - 0% - 0										Heated Area: 1865	HX Base Yr



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	250,978		
TOTAL MARKET OB/XF VALUE	2,917		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	318,895		
SOH/AGL Deduction	35,654		
ASSESSED VALUE	283,241		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	283,241		
TOTAL JUST VALUE	318,895		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	257,492		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16243	ELEC OTHER	1,500	11/01/2005
M10663	MECH OTHER	0	11/01/2005
C16131	CO ISSUED	132,850	09/01/2005
P10077	OTHER	0	09/01/2005
R08273	REPAIR/RRF	2,000	09/01/2005
B16131	NEW CONSTR	132,850	09/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0662	1/19/2023	SW	U	I	30	1,215,500
GRANTOR: ARVM 5 LLC						
GRANTEE: BTR SCATTERED SITE						
2498/1933	9/20/2021	WD	Q	I	01	275,000
GRANTOR: LE HUNG & ZENGZHEN HU						
GRANTEE: ARVM 5 LLC INC						

EXTRA FEATURES																
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	0810	CONCRETE A	0	0	0	474.00	SF	6.50	6.50	100	2006	2006	3	88	2,711	
2	0810	CONCRETE A	0	0	0	36.00	SF	6.50	6.50	100	2006	2006	3	88	206	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W17 PTO=[YR=2006] N10 W13 S10 E13\$ W18 S37 D3 R2 E5 R3 U3 N2 PTO=[YR=2006] E5 FGR=[YR=2006] E20 N23 W11 S3 W9 S20\$ N3 W5 S3\$ N3 E5 N17 E9 N3 E11 N12\$ PTR=[YR=2006] E15 FUS=[YR=2006] E35 S29 W20 S2 W15 N31\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
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	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							