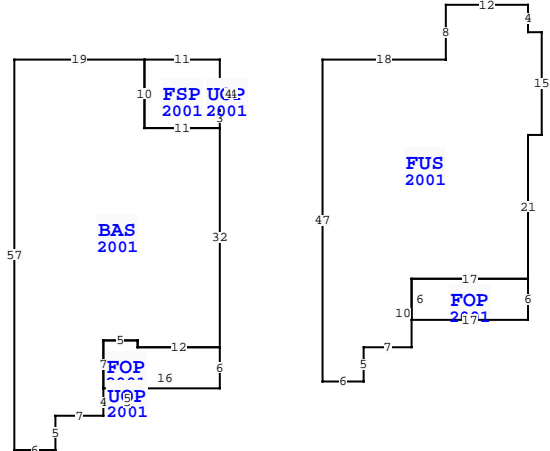
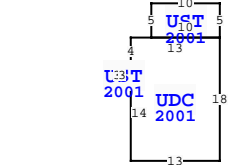


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10003.010		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,305	100	1,305
FOP	102	30	31
FOP	107	30	32
FSP	110	40	44
FUS	1,246	100	1,246
UDC	234	25	58
UOP	8	20	2
UOP	10	20	2
UST	6	45	3
UST	50	45	22
TOTALS	3,178		2,745
			512,481

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,745	145.5744	207.44	569,423	2001	2001	0	0	10.00	90.00
1 SFR CUST - 0% - 0 Heated Area: 2551 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		512,481	
TOTAL MARKET OB/XF VALUE		7,282	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		819,763	
SOH/AGL Deduction		150,000	
ASSESSED VALUE		669,763	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		669,763	
TOTAL JUST VALUE		819,763	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		685,936	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M014999	H/AC	0	04/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0658	1/13/2023	TD	U	I	11	100

GRANTOR: O'DAY FAMILY REVOCABL  
GRANTEE: ZEN TRUST  
2348/0596 3/05/2020 TD U I 11 100  
GRANTOR: O'DAY DANIEL P & MARA  
GRANTEE: O'DAY FAMILY REVOCA

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2001] W11 BAS=[YR=2001] W19 S57 E6 N5 E7 N4 FOP=[YR=2001] E1 UOP=[YR=2001] S2 E5 N2 W5 \$ E16 N6 W12 N1 W5 S7 \$ N7 E5 S1 E12 N32 W11 N10 \$ S10 E11 N3 UOP=[YR=2001] E2 N4 W2 S4 \$ N7 \$ PTR= E15 FUS=[YR=2001] E18 N8 E12 S4 E2 S15 W2 S21 FOP=[YR=2001] S6 W17 N6 E17\$ W17 S10 W7 S5 W6 N47 \$ W15 \$ PTR= N15 UDC 2001= N18 UST=[YR=2001] N5 W10 S5 E10 \$ W13 S4 UST=[YR=2001] W2 S3 E2 N3\$ S14 E13 \$ S15 \$ .	

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	86	1,720	
2	0810	CONCRETE A	0	0	0	0	338.00	SF	6.50	6.50	100	2001	2001	3	82	1,802	
3	0825	BRICK	0	0	0	0	288.00	SF	12.50	12.50	100	2001	2001	3	95	3,420	
4	0441	STK FNC 4'	0	0	0	0	47.00	LF	6.50	6.50	100	2001	2001	3	20	61	
5	0810	CONCRETE A	0	0	10	5	50.00	SF	6.50	6.50	100	2001	2001	3	82	267	
6	0441	STK FNC 4'	0	0	0	0	9.00	LF	6.50	6.50	100	2001	2001	3	20	12	

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	000140	C	SFR GOLF A	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							