



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

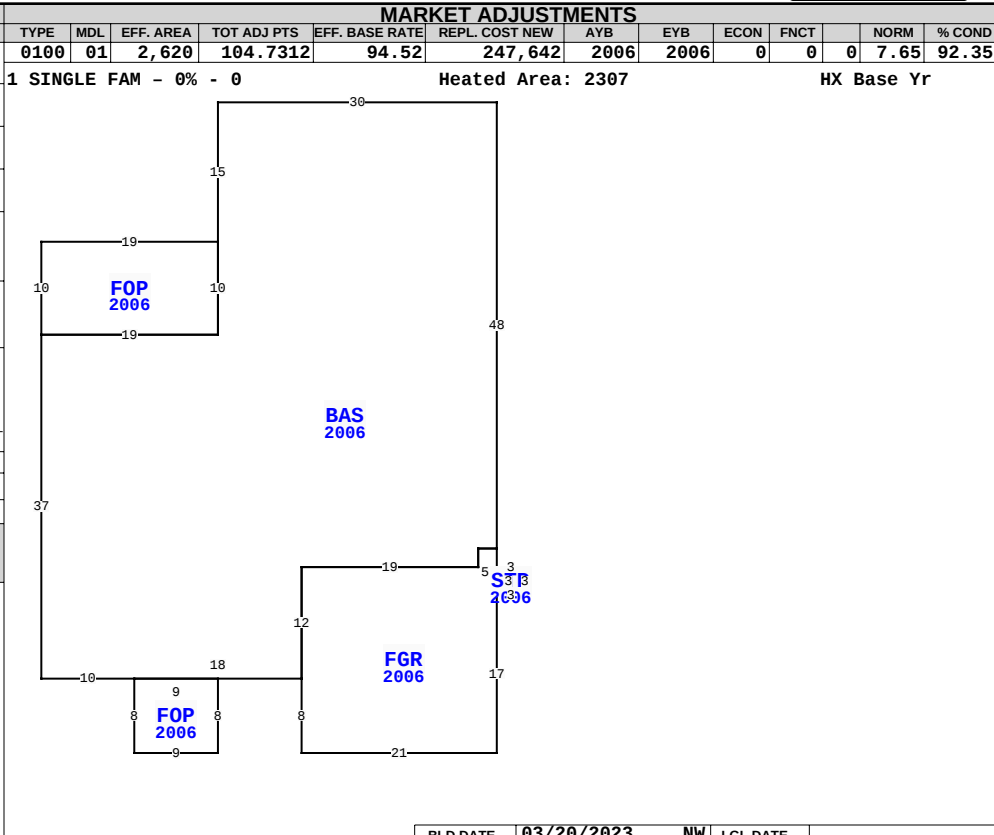
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,307	100	2,307	201,377
FGR	424	55	233	20,338
FOP	72	30	22	1,920
FOP	190	30	57	4,976
STP	9	10	1	88
TOTALS	3,002		2,620	228,697

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0811	CONCRETE B	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0 0	0 0	847.00	SF	5.20	5.20	100	2006	2006	3	88	3,876	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



BLD DATE	03/20/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF															3,876
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
1	000100	C	SFR	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 4										Tax Dist:		
BUILDING MARKET VALUE										228,697		
TOTAL MARKET OB/XF VALUE										3,876		
TOTAL LAND VALUE - MARKET										50,000		
TOTAL MARKET VALUE										282,573		
SOH/AGL Deduction										25,318		
ASSESSED VALUE										257,255		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										257,255		
TOTAL JUST VALUE										282,573		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										233,868		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17681	ELEC OTHER	1,500	07/01/2006
M11727	MECH OTHER	0	07/01/2006
C0617928	C0 ISSUED	210,672	06/01/2006
B0617928	NEW CONSTR	210,672	06/01/2006
P0611249	OTHER	0	06/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2481/1977	7/15/2021	SW	U	I	11	100			
GRANTOR:FKH SFR C1 L.P F/K/A									
GRANTEE:FKH SFR C1 L.P.									
2214/1223	7/27/2018	WD	Q	I	01	214,000			
GRANTOR:ALBINIO JOSHUA GORDON									
GRANTEE:CERBERUS SFR HOLDIN									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W30 S15 FOP=[YR=2006] W19 S10 E19 N10\$ S10 W19 S37 E10 FOP=[YR=2006] S8 E9N8W9\$ E18 FGR=[YR=2006] S8 E21 N17 STP=[YR=2006] E3 N3W3S3\$ N5 W2 S2 W19 S12\$ N12 E19 N2 E2 N48\$.									