



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 50
Interior Floor	14	CARPET 50
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

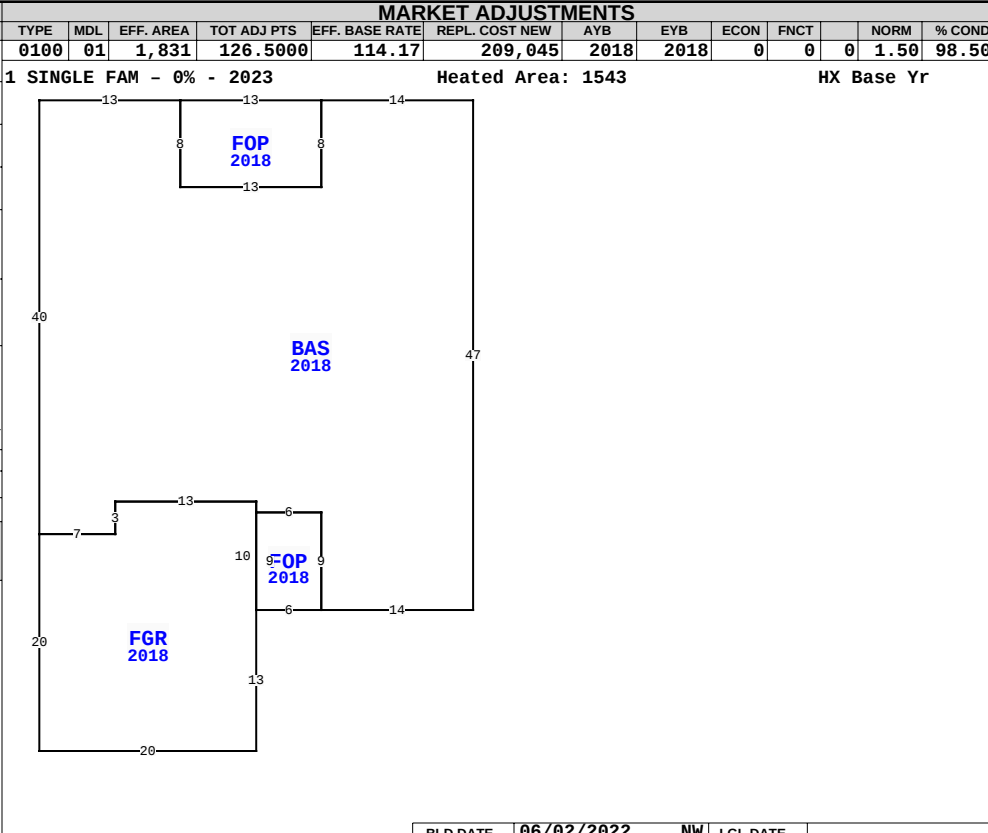
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4073.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,543	100	1,543	173,522
FGR	439	55	241	27,102
FOP	54	30	16	1,800
FOP	104	30	31	3,486

TOTALS	2,140		1,831	205,909
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0812	CONCRETE C	0	0	0	1,050.00	SF	4.00	
2	0470	VNYL GATE	0	0	0	1.00	UT	300.00	
3	0476	VF 6 SBPL	0	0	0	132.00	LF	32.00	



BLD DATE	06/02/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2018	2018	3	98	4,116	
100	2020	2020	3	98	294	
100	2020	2020	3	98	4,140	

LAND DESCRIPTION										TOTAL OB/XF							8,550	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00		
REVIEW DATE		12/15/2020		BY	NWA	Total Acres: 0.00			Total Land Value: 50,000			Market: 0			Agricultural: 0			

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										205,909				
TOTAL MARKET OB/XF VALUE										8,550				
TOTAL LAND VALUE - MARKET										50,000				
TOTAL MARKET VALUE										264,459				
SOH/AGL Deduction										0				
ASSESSED VALUE										264,459				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										264,459				
TOTAL JUST VALUE										264,459				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										226,653				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012396	CO ISSUED	0	12/20/2018
18010300	NEW CONSTR	210,374	10/11/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/1502	7/07/2022	SW	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 2022-2 BOR						
2523/1515	12/17/2021	WD	Q	I	01	303,100
GRANTOR: HULME MICHAEL & MACAE						
GRANTEE: SFR JV-2 PROPERTY L						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W14 FOP=[YR=2018] W13 S8 E13 N8\$ S8 W13 N8 W13 S40 FGR=[YR=2018] S20 E20 N13 FOP=[YR=2018] E6 N9 W6 S9\$ N10 W13 S3 W7\$ E7 N3 E13 S1 E6 S9 E14 N47\$.									