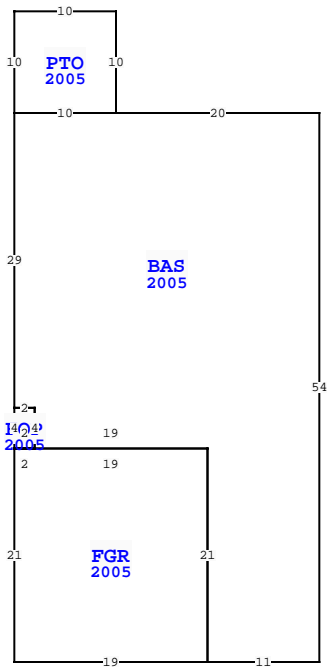




ELEMENT		CD	CONSTRUCTION	
Exterior Wall	05	AVERAGE	90	
Exterior Wall	20	FACE BRICK	10	
Roof Structure	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	70	
Interior Floor	08	SHT VINYL	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	05	Quality Level 05		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4038.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,213	100	1,213	125,279
FGR	399	55	219	22,618
FOP	8	30	2	207
PTO	100	5	5	516
TOTALS	1,720		1,439	148,620

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 0								
			Heated Area: 1213			HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			148,620
TOTAL MARKET OB/XF VALUE			2,968
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			206,588
SOH/AGL Deduction			35,498
ASSESSED VALUE			171,090
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			171,090
TOTAL JUST VALUE			206,588
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			180,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10081	H/AC	0	08/01/2005
P0509575	NEW CONSTR	0	06/01/2005
R07380	REPAIR/RRF	3,000	03/01/2005
B14846	NEW CONSTR	94,494	03/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2377/1852	7/21/2020	SW	U	I	30	100
GRANTOR: SFR JV-1 PROPERTY LLC						
GRANTEE: SFR JV-1 2020-1 BOR						
2299/1751	8/21/2019	WD	U	I	37	158,000
GRANTOR: 315 REAL ESTATE CAPIT						
GRANTEE: SFR JV-1 PROPERTY L						

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	0811	CONCRETE B	0	0	0	0		656.00	SF	5.20				2,968	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2005] W20 PTO=[YR=2005] N10 W10 S10 E10\$ W10 S29	
FOP=[YR=2005] S4 E2 N4 W2\$ E2 S4 W2 FGR=[YR=2005] S21E19 N21	
W19\$ E19 S21 E11 N54\$ .	

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							