



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
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	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

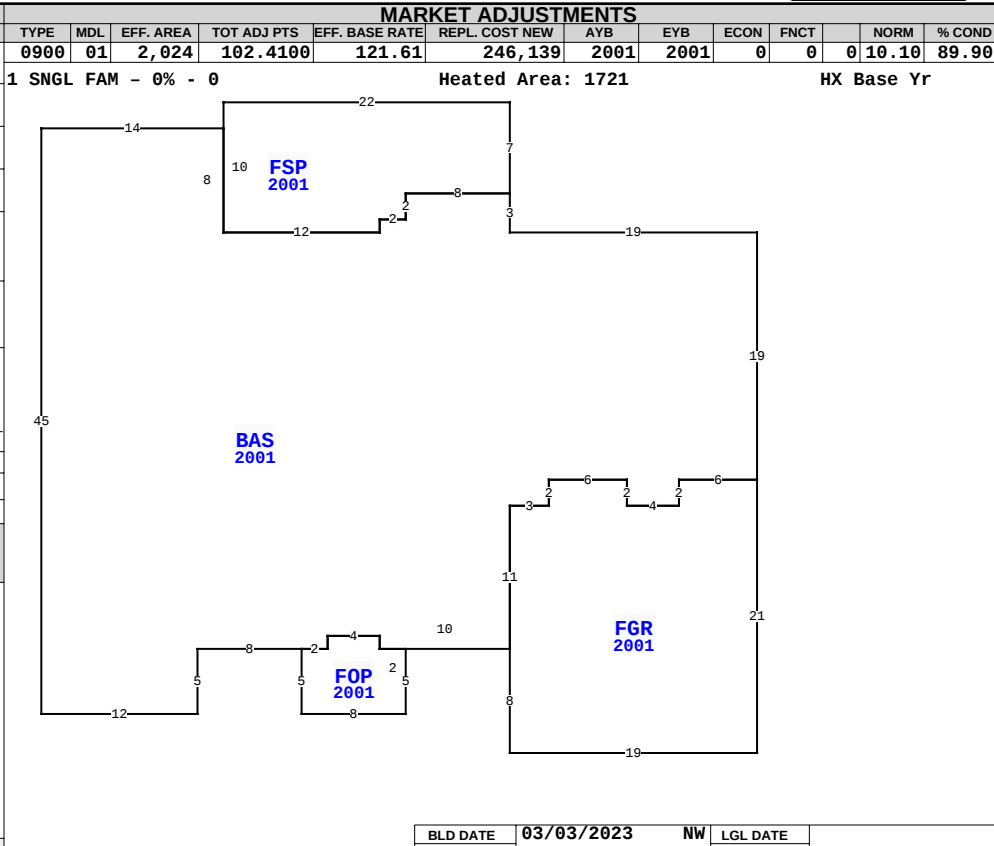
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC 4045.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,721	100	1,721	188,153
FGR	385	55	212	23,177
FOP	44	30	13	1,421
FSP	194	40	78	8,528
TOTALS	2,344		2,024	221,279

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
1	0811	CONCRETE B	0	0	0	812.00	SF	5.20	5.20	100	2001	2001	3

LAND DESCRIPTION													
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
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00



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

TOTAL OB/XF													
3,462													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	221,279		
TOTAL MARKET OB/XF VALUE	3,462		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	289,741		
SOH/AGL Deduction	36,382		
ASSESSED VALUE	253,359		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	253,359		
TOTAL JUST VALUE	289,741		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	230,326		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B017872	NEW CONSTR	99,126	01/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2468/0154	6/03/2021	SW	U	I	30	362,900
GRANTOR: ARVM 5 LLC						
GRANTEE: CPI/AMHERST SFR PRO						
2398/1866	10/02/2020	WD	Q	I	01	250,000
GRANTOR: MASON APRIL M						
GRANTEE: ARVM 5 LLC						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2001] W19 N3 FSP=[YR=2001] N7 W22 S10 E12 N1 E2 N2 E8 \$ W8 S2 W2 S1 W12 N8 W14 S45 E12 N5 E8 FOP=[YR=2001] S5 E8 N5 W2 N1 W4 S1 W2 \$ E2 N1 E4 S1 E10 FGR=[YR=2001] S8 E19 N21 W6 S2 W4 N2 W6 S2 W3 S11 \$ N11 E3 N2 E6 S2 E4 N2 E6 N19 \$													