



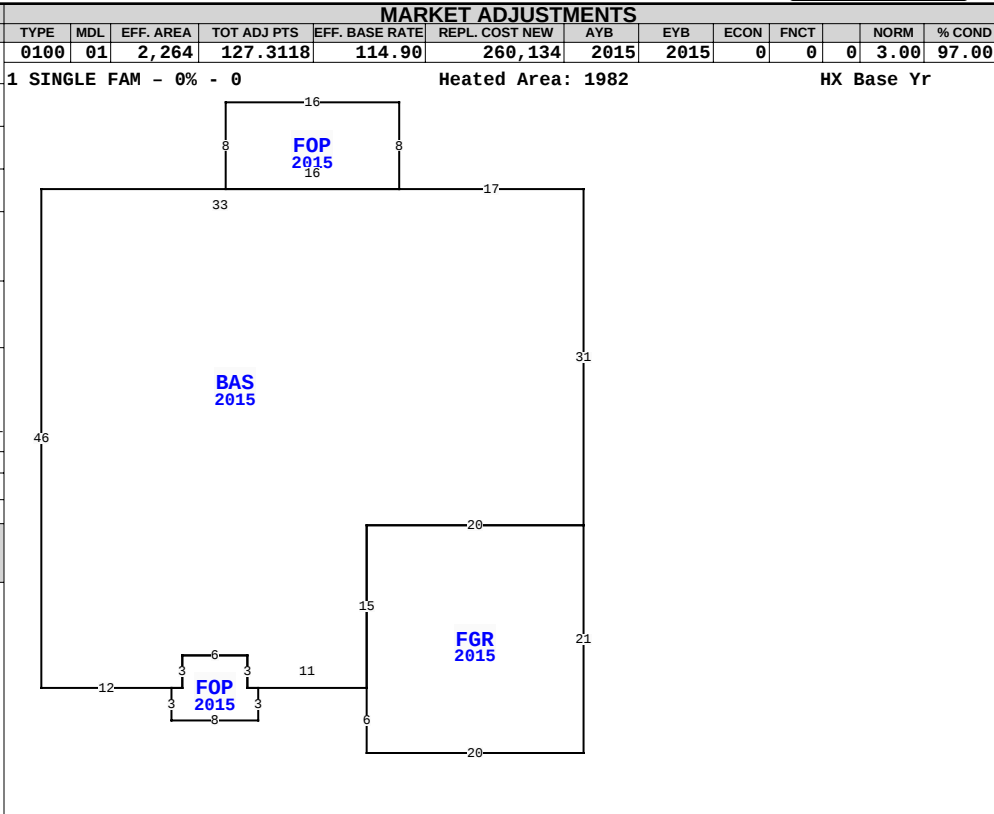
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100	1,982	220,900
FGR	420	55	231	25,746
FOP	42	30	13	1,449
FOP	128	30	38	4,235

TOTALS	2,572		2,264	252,330
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	552.00	SF	5.20



BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

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	552.00	SF	5.20	5.20	100	2015	2015	3	96	2,756	

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
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE										252,330									
TOTAL MARKET OB/XF VALUE										2,756									
TOTAL LAND VALUE - MARKET										50,000									
TOTAL MARKET VALUE										305,086									
SOH/AGL Deduction										16,765									
ASSESSED VALUE										288,321									
TOTAL EXEMPTION VALUE										0									
BASE TAXABLE VALUE										288,321									
TOTAL JUST VALUE										305,086									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										262,110									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429700	CO ISSUED	0	04/23/2015
B1429777	NEW CONSTR	244,469	12/01/2014

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2512/1452	11/09/2021	SW	U	I	11	100			
GRANTOR: SFR JV-1 PROPERTY LLC									
GRANTEE: SFR JV-1 2021-1 BOR									
2460/1948	5/10/2021	WD	Q	I	01	291,000			
GRANTOR: THAYER JOHN W & JENNI									
GRANTEE: SFR JV-1 PROPERTY L									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W17 FOP=[YR=2015] N8 W16 S8 E16 \$ W33 S46 E12									
FOP=[YR=2015] S3 E8 N3W1 N3 W6 S3 W1 \$ E1 N3 E6 S3 E11									
FGR=[YR=2015] S6 E20 N21 W20 S15 \$ N15 E20 N31 \$.									