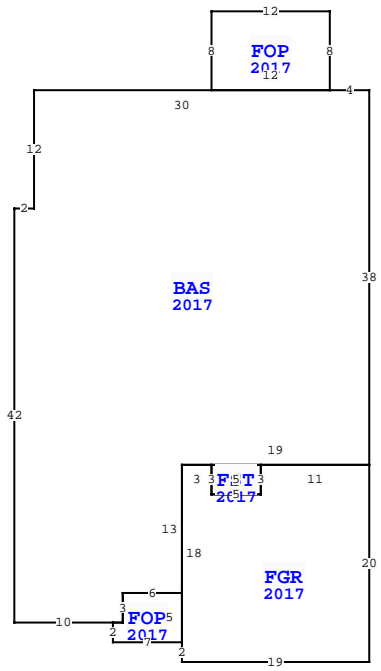


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	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
BAS	1,598	100	1,598
FGR	365	55	201
FOP	32	30	10
FOP	96	30	29
FST	15	55	8
TOTALS	2,106		1,846
			209,238

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,846	128.1500	115.66	213,508	2017	2017	0	0	2.00	98.00		
1 SINGLE FAM - 0% - 2023 Heated Area: 1598 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			209,238
TOTAL MARKET OB/XF VALUE			2,673
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			261,911
SOH/AGL Deduction			0
ASSESSED VALUE			261,911
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			261,911
TOTAL JUST VALUE			261,911
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			225,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009451	CO ISSUED	0	10/25/2017
17005250	NEW CONSTR	0	06/13/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/610	7/11/2023	SW	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 2023-1 BOR						
2606/1921	12/08/2022	WD	Q	I	01	325,000
GRANTOR: CONWAY ELYSSA S						
GRANTEE: SFR JV-2 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	0810	CONCRETE A	0	0	0	0		424.00	SF	6.50				2,673	

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2017] W4 FOP=[YR=2017] N8 W12 S8 E12\$ W30 S12 W2 S42 E10 FOP=[YR=2017] S2 E7 FGR=[YR=2017] S2 E19 N20 W11 FST=[YR=2017] W5 S3 E5 N3\$ S3 W5 N3 W3 S18\$ N5 W6 S3 W1\$ E1 N3 E6 N13 E19 N38\$.									

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							