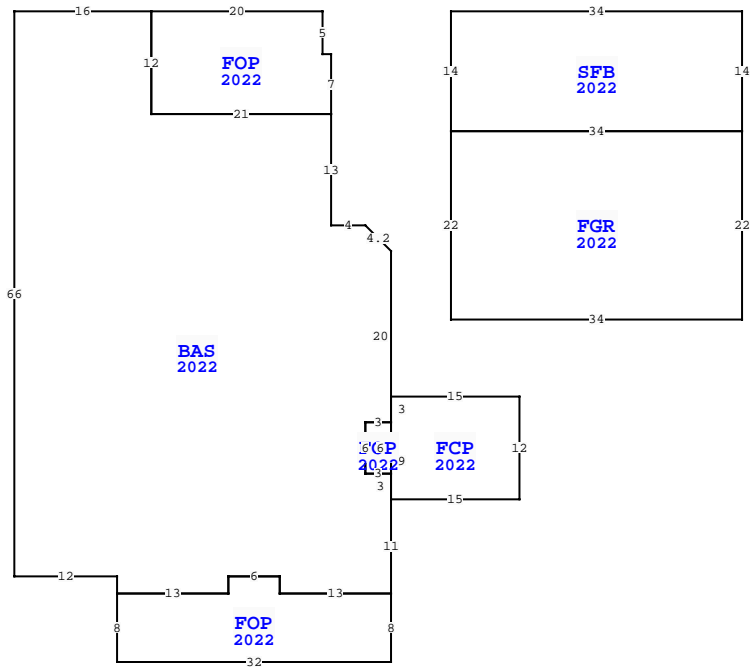




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame		WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,507	100	2,507
FCP	180	25	45
FGR	748	55	411
FOP	18	30	5
FOP	247	30	74
FOP	268	30	80
SFB	476	80	381
TOTALS	4,444		3,503

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	3,503	127.1016	150.93	528,708	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023											
Heated Area: 2888											
HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		528,708	
TOTAL MARKET OB/XF VALUE		7,180	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		635,888	
SOH/AGL Deduction		282,803	
ASSESSED VALUE		353,085	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		303,085	
TOTAL JUST VALUE		635,888	
NCON VALUE		307,606	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003843	CO ISSUED	0	03/11/2022
21002268	NEW CONSTR	391,000	02/25/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/1751	4/08/2022	SW	Q	I	01	779,400
GRANTOR: DOSTIE HOMES LLC						
GRANTEE: WILLETT STEVEN B &						
2261/0404	3/07/2019	SW	Q	V	05	341,500
GRANTOR: WILDLIGHT LLC						
GRANTEE: DOSTIE HOMES LLC						

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	0812	CONCRETE C	0	100	0	0			4.00	100	2022	2022	3	100	7,180	

TOTAL OB/XF										7,180						

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2022] W20 BAS=[YR=2022] W16 S66 E12 S2 FOP=[YR=2022] S8 E32 N8 W13 N2 W6 S2 W13\$ E13 N2 E6 S2 E13 N11									
FCP=[YR=2022] E15 N12 W15 S3 FOP=[YR=2022] W3 S6 E3 N6\$ S9\$									
N3 W3 N6 E3 N20 U3 L3 W4 N13 W21 N12\$ S12 E21 N7 W1 N5\$									
PTR=E15 SFB=[YR=2022] E34 S14 FGR=[YR=2022] S22 W34 N22 E34\$ W34 N14\$ W15\$.									

LAND DESCRIPTION										TOTAL OB/XF										7,180						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000									