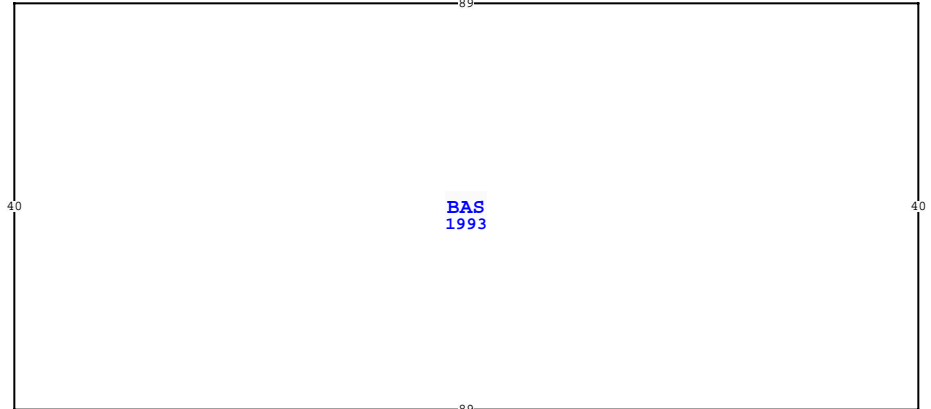


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 90	
Interior Floo	07	CORK/VTILE 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Story Height		0 100	
RMS		0 100	
Units		6 100	
BUD8 Adjustme	01	DIST CA 100	
Quality	03	Quality Level 03	
DOR CODE	0300	MULTI-FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC		7001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	3,560	100	3,560
			SUBAREA MARKET VALUE
			261,419
TOTALS	3,560		3,560
			261,419

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0301	03	3,560	109.0770	95.99	341,724	1975	1975	0	0	23.50	76.50
1 APARTMENT - 0% - 0			Heated Area: 3560			HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 7	1
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		668,819	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		768,757	
SOH/AGL Deduction		137,680	
ASSESSED VALUE		631,077	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		631,077	
TOTAL JUST VALUE		768,757	
NCON VALUE		0	
INCOME VALUE		768,757	
PREVIOUS YEAR MKT VALUE		573,706	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2597	H/AC	3,000	04/24/2003
B2577	REMODEL	34,000	04/11/2003
B01-3	REMODEL	32,000	06/01/2001
2224	NEW CONSTR	42,750	07/27/1988
2218	NEW CONSTR	767,500	07/13/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1714/0491	12/10/2010	WD	U	I	30	346,600
GRANTOR: CALLAHAN LTD						
GRANTEE: PINE TERRACE CALLAH						
0187/0609	1/01/1975	WD	Q	V		48,000
GRANTOR:						
GRANTEE:						

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	0	0	0	40,849.00	SF	4.00	4.00	100	1975	1975	3	27	44,117	
2	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	1975	1975	3	20	2,024	
3	0402	CONC BUMPE	0	0	0	0	62.00	UT	25.00	25.00	100	1975	1975	3	38	589	
4	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1975	1975	3	20	100	
5	0400	CONC CURB	0	0	0	0	393.00	LF	15.00	15.00	100	1975	1975	3	38	2,240	
6	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	1985	1985	3	100	600	
8	0476	VF 6 SBPL	0	0	0	0	96.00	LF	32.00	32.00	100	2010	2010	3	81	2,488	
9	0470	VNYL GATE	0	0	0	0	6.00	UT	225.00	225.00	100	2010	2010	3	81	1,094	
10	0462	ST/AL FNC	0	0	0	0	1,095.00	SF	10.00	10.00	100	2000	2000	3	29	3,176	
11	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	2010	2010	3	50	540	
TOTALS															56,968		

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	000300	C	MULTI-FAM	0			0.00	0.00	32.00	UT		1.00	1.00	1.00	2,250.00	2,250.00	72,000							

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	17	CB STUCCO 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 90		
Interior Floo	07	CORK/VTILE 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		1 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Story Height		0 100		
RMS		0 100		
Units		6 100		
BUD8 Adjustme	01	DIST CA 100		
Quality	03	Quality Level 03		
DOR CODE	0300	MULTI-FAMILY		
MAP NUM		MKT AREA	07	
NEIGHBORHOOD/LOC		7001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,560	100	3,560	261,419
TOTALS	3,560		3,560	261,419

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
0301	03	3,560	109.0770	95.99	341,724	1975	1975	0	0	23.50	76.50															
2 APARTMENT - 0% - 0			Heated Area: 3560				HX Base Yr																			
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>04/27/2022</th> <th>KK</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>04/27/2022</th> <th>KK</th> <th>LAND DATE</th> <th>04/27/2022</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table>												BLD DATE	04/27/2022	KK	LGL DATE		XF DATE	04/27/2022	KK	LAND DATE	04/27/2022	INC DATE			AG DATE	
BLD DATE	04/27/2022	KK	LGL DATE																							
XF DATE	04/27/2022	KK	LAND DATE	04/27/2022																						
INC DATE			AG DATE																							

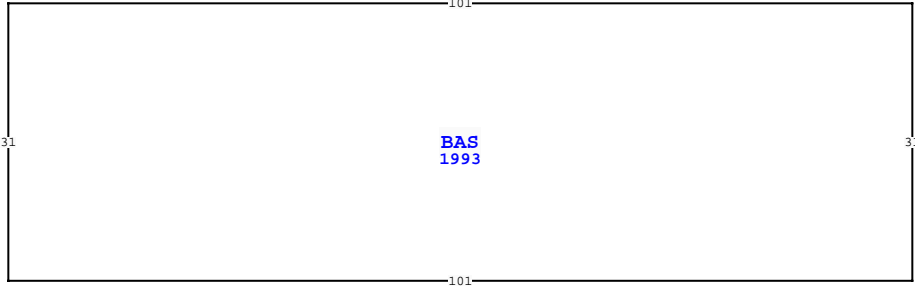
NASSAU COUNTY PROPERTY				PAGE 2 of 7	1
VALUATION SUMMARY					
VALUATION BY		DIRECT_CAP			
Tax Group: 1		Tax Dist:			
BUILDING MARKET VALUE				668,819	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				0	
TOTAL MARKET VALUE				768,757	
SOH/AGL Deduction				137,680	
ASSESSED VALUE				631,077	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				631,077	
TOTAL JUST VALUE				768,757	
NCON VALUE				0	
INCOME VALUE				768,757	
PREVIOUS YEAR MKT VALUE				573,706	
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1714/0491	12/10/2010	WD U	I	30	346,600
GRANTOR: CALLAHAN LTD					
GRANTEE: PINE TERRACE CALLAH					
0187/0609	1/01/1975	WD Q	V		48,000
GRANTOR:					
GRANTEE:					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=1993] W89 S40 E89 N40\$.					

EXTRA FEATURES																
L	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

LAND DESCRIPTION															TOTAL OB/XF									
L	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

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 CB STUCCO 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	07 CORK/VTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Story Height	0 100
RMS	0 100
Units	4 100
BUD8 Adjustme	01 DIST CA 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0301	03	3,131	111.1760	97.83	306,306	1975	1975	0	0	23.50	76.50	
3 APARTMENT - 0% - 0			Heated Area: 3131			HX Base Yr						



Quality	03	Quality Level 03		
DOR CODE	0300	MULTI-FAMILY		
MAP NUM		MKT AREA 07		
NEIGHBORHOOD/LOC	7001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,131	100	3,131	234,324
TOTALS	3,131		3,131	234,324

NASSAU COUNTY PROPERTY		PAGE 3 of 7	1
VALUATION SUMMARY			
VALUATION BY			DIRECT_CAP
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			668,819
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			768,757
SOH/AGL Deduction			137,680
ASSESSED VALUE			631,077
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			631,077
TOTAL JUST VALUE			768,757
NCON VALUE			0
INCOME VALUE			768,757
PREVIOUS YEAR MKT VALUE			573,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1714/0491	12/10/2010	WD	U	I	30	346,600
GRANTOR: CALLAHAN LTD						
GRANTEE: PINE TERRACE CALLAH						
0187/0609	1/01/1975	WD	Q	V		48,000
GRANTOR:						
GRANTEE:						

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							
45085 BROWN ST, CALLAHAN																							
BLD DATE		04/27/2022		KK		LGL DATE		04/27/2022		KK		LAND DATE		04/27/2022		KK							
XF DATE		04/27/2022		KK		AG DATE																	
INC DATE																							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W101 S31 E101 N31\$.												

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	



BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	17	CB STUCCO 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
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Interior Floo	07	CORK/VTILE 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		2 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Story Height		0 100		
RMS		0 100		
Units		4 100		
BUD8 Adjustme	01	DIST CA 100		
Quality	03	Quality Level 03		
DOR CODE	0300	MULTI-FAMILY		
MAP NUM		MKT AREA	07	
NEIGHBORHOOD/LOC		7001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,131	100	3,131	234,324
TOTALS	3,131		3,131	234,324

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
0301	03	3,131	111.1760	97.83	306,306	1975	1975	0	0	23.50	76.50															
7 APARTMENT - 0% - 0 Heated Area: 3131 HX Base Yr																										
<table border="1"> <tr> <td>BLD DATE</td> <td>04/27/2022</td> <td>KK</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>04/27/2022</td> <td>KK</td> <td>LAND DATE</td> <td>04/27/2022</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE	04/27/2022	KK	LGL DATE		XF DATE	04/27/2022	KK	LAND DATE	04/27/2022	INC DATE			AG DATE	
BLD DATE	04/27/2022	KK	LGL DATE																							
XF DATE	04/27/2022	KK	LAND DATE	04/27/2022																						
INC DATE			AG DATE																							

NASSAU COUNTY PROPERTY		PAGE 7 of 7	1
VALUATION SUMMARY			
VALUATION BY		DIRECT_CAP	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			668,819
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			768,757
SOH/AGL Deduction			137,680
ASSESSED VALUE			631,077
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			631,077
TOTAL JUST VALUE			768,757
NCON VALUE			0
INCOME VALUE			768,757
PREVIOUS YEAR MKT VALUE			573,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1714/0491	12/10/2010	WD	U	I	30	346,600
GRANTOR: CALLAHAN LTD						
GRANTEE: PINE TERRACE CALLAH						
0187/0609	1/01/1975	WD	Q	V		48,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES															TOTAL OB/XF					0
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				

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W101 S31 E101 N31\$.	

LAND DESCRIPTION															TOTAL OB/XF										0
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	