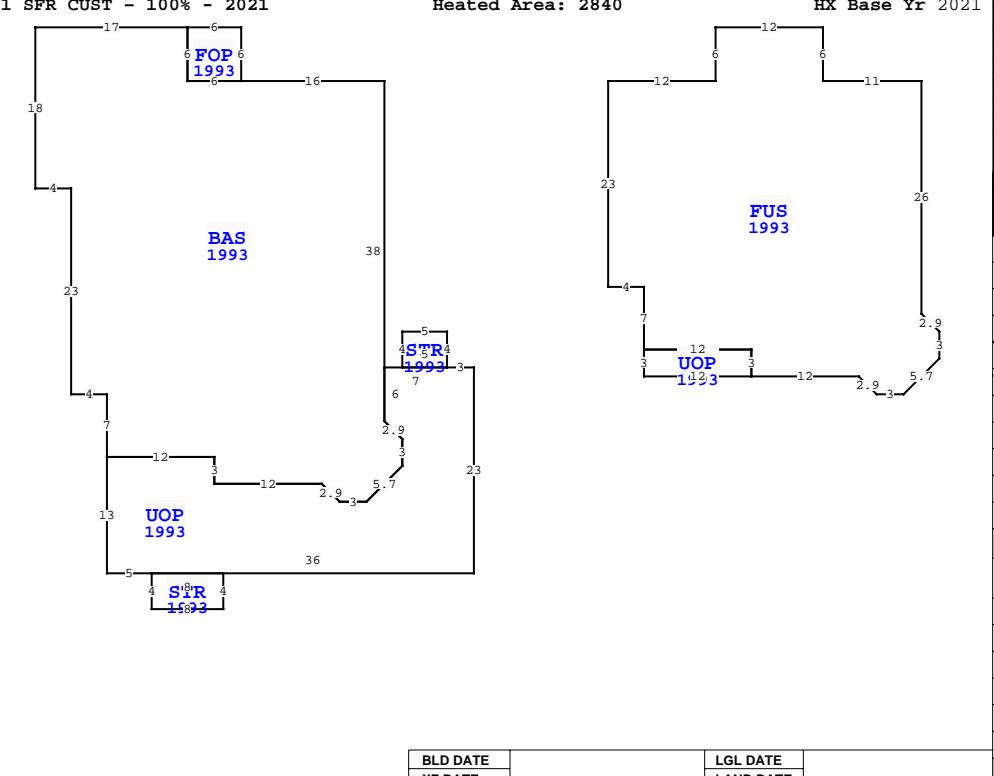


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	14	WD SHINGLE 50	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	06	CUST PANEL 50	
Interior Wall	08	DECORATIVE 50	
Interior Floor	12	HARDWOOD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		1.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,669	100	1,669
FOP	36	30	11
FUS	1,171	100	1,171
STR	20	10	2
STR	32	10	3
UOP	36	20	7
UOP	556	20	111
TOTALS	3,520		2,974
			539,353

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST - 100%	- 2021		642,087	1889	1990	0	0	16.00	84.00
Heated Area: 2840 HX Base Yr 2021											



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		684,571
TOTAL MARKET OB/XF VALUE		11,068
TOTAL LAND VALUE - MARKET		540,000
TOTAL MARKET VALUE		1,235,639
SOH/AGL Deduction		409,148
ASSESSED VALUE		826,491
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		776,491
TOTAL JUST VALUE		1,235,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,077,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080257	CODE COMPLIANCE	1,000	02/21/2008
20080268	2ND BLDG RISE	150	02/21/2008
8656	REMODEL	2,000	11/01/1994
8646	REPAIR/RRF	10,000	10/27/1994
7028	REPAIR/RRF	475	05/05/1992
5294	REPAIR/RRF	750	04/03/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2708/1636	4/29/2024	WD Q	I	01	1,500,000	
GRANTOR: O'DONNELL MICHAEL & S						
GRANTEE: WHITESIDES RANDY D						
2337/0138	2/03/2020	WD Q	I	01	735,000	
GRANTOR: ROSSITER NANCY E						
GRANTEE: O'DONNELL MICHAEL &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0825	BRICK	0 100	19	10	190.00	SF	12.50	12.50	100	1994
2	0825	BRICK	0 100	20	7	140.00	SF	12.50	12.50	100	1994
3	0850	PEBBLE WLK	0 100	0	0	274.00	SF	3.50	3.50	100	1990
4	0504	FP-ELECTRI	0 100	0	0	3.00	UT	2,000.00	2,000.00	100	1910
5	0825	BRICK	0 100	0	0	56.00	SF	12.50	12.50	100	1994
6	0825	BRICK	0 100	19	7	133.00	SF	12.50	12.50	100	1998
7	0825	BRICK	0 100	18	16	288.00	SF	12.50	12.50	100	1998
8	0100	BAR-B-Q	0 100	0	0	1.00	UT	300.00	300.00	100	1998

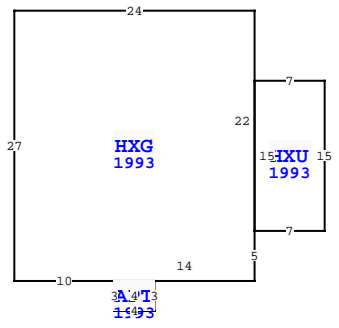
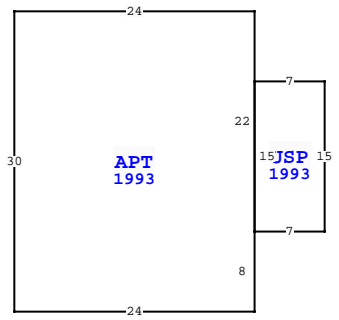
BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W16 FOP=[YR=1993] N6 W6 S6 E6\$ W6 N6 W17 S18 E4 S23 E4 S7 UOP=[YR=1993] S13 E5 STR=[YR=1993] S4 E8 N4 W8\$ E36 N23 W3 STR=[YR=1993] N4 W5 S4 E5\$ W7 S6 D2 R2 S3 D4 L4 W3 L2 U2 W12 N3 W12\$ E12 S3 E12 D2 R2 E3 R4 U4 N3 L2 U2 N38\$ PTR=E25 FUS=[YR=1993] E12 N6 E12 S6 E11 S26 R2 D2 S3 D4 L4 W3 L2 U2 W12 UOP=[YR=1993] W12 N3 E12 S3\$ N3 W12 N7 W4 N23\$ W25\$.	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	100	0003	R-2	135.00	100.00	135.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	540,000							

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	04	SINGLE SID	50	
Exterior Wall	05	AVERAGE	50	
Roof Structure	03	GABLE/HIP	100	
Roof Cover	12	MODULAR MT	100	
Interior Wall	04	PLYWOOD	100	
Interior Floor	08	SHT VINYL	100	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		1	100	
Bathrooms		1	100	
Frame	02	WOOD FRAME	100	
Stories	2.	2.	100	
Units		0	100	
BUD8 Adjustme	02	DIST FB	100	
Occupancy	00	NONE	100	
Quality	03	Quality Level	03	
DOR CODE	0800	MULTI-FAMILY		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC		1005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	12	100	12	1,479
APT	720	100	720	88,758
HXG	648	55	356	43,886
HXU	105	55	58	7,150
USP	105	30	32	3,945
TOTALS	1,590		1,178	145,218

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,178	107.0600	133.82	157,640	1939	2010	0	0	7.88	92.12
2 SNGL FAM - 0% - 2021			Heated Area: 732			HX Base Yr 2021					



NASSAU COUNTY PROPERTY		PAGE 2 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			684,571
TOTAL MARKET OB/XF VALUE			11,068
TOTAL LAND VALUE - MARKET			540,000
TOTAL MARKET VALUE			1,235,639
SOH/AGL Deduction			409,148
ASSESSED VALUE			826,491
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			776,491
TOTAL JUST VALUE			1,235,639
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,077,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5054	REPAIR/RRF	900	10/17/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2708/1636	4/29/2024	WD Q	Q	I	01	1,500,000
GRANTOR: O'DONNELL MICHAEL & S						
GRANTEE: WHITESIDES RANDY D						
2337/0138	2/03/2020	WD Q	Q	I	01	735,000
GRANTOR: ROSSITER NANCY E						
GRANTEE: O'DONNELL MICHAEL &						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
APT=[YR=1993] W24 S30 E24 N8 USP=[YR=1993] E7 N15 W7 S15 \$ N22 \$ PTR= S35 HXG=[YR=1993] W24 S27 E10 APT=[YR=1993] S3 E4 N3 W4 \$ E14N5 HXU=[YR=1993] E7 N15 W7 S15 \$ N22 \$ N35 \$ .	

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

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