



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
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	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4050.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,307	100	2,307
FGR	424	55	233
FOP	72	30	22
FOP	190	30	57
STP	9	10	1
TOTALS	3,002		2,620
			239,420

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,620	104.7312	99.49	260,664	2006	2006	0	0	0	8.15	91.85

1 SINGLE FAM - 0% - 0 Heated Area: 2307 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	239,420		
TOTAL MARKET OB/XF VALUE	3,832		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	293,252		
SOH/AGL Deduction	10,271		
ASSESSED VALUE	282,981		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	282,981		
TOTAL JUST VALUE	293,252		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	282,573		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17681	ELEC OTHER	1,500	07/01/2006
M11727	MECH OTHER	0	07/01/2006
C0617928	CO ISSUED	210,672	06/01/2006
B0617928	NEW CONSTR	210,672	06/01/2006
P0611249	OTHER	0	06/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2481/1977	7/15/2021	SW	U	I	11	100

GRANTOR: FKH SFR C1 L.P F/K/A
GRANTEE: FKH SFR C1 L.P.
2214/1223 7/27/2018 WD Q I 01 214,000
GRANTOR: ALBINIO JOSHUA GORDON
GRANTEE: CERBERUS SFR HOLDIN

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							
1	0811	CONCRETE B	0	0	0	0		847.00	SF	5.20		5.20	100	2006	2006	3	87	3,832	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W30 S15 FOP=[YR=2006] W19 S10 E19 N10\$ S10 W19 S37 E10 FOP=[YR=2006] S8 E9N8W9\$ E18 FGR=[YR=2006] S8 E21 N17 STP=[YR=2006] E3 N3W3S3\$ N5 W2 S2 W19 S12\$ N12 E19 N2 E2 N48\$.	

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000								