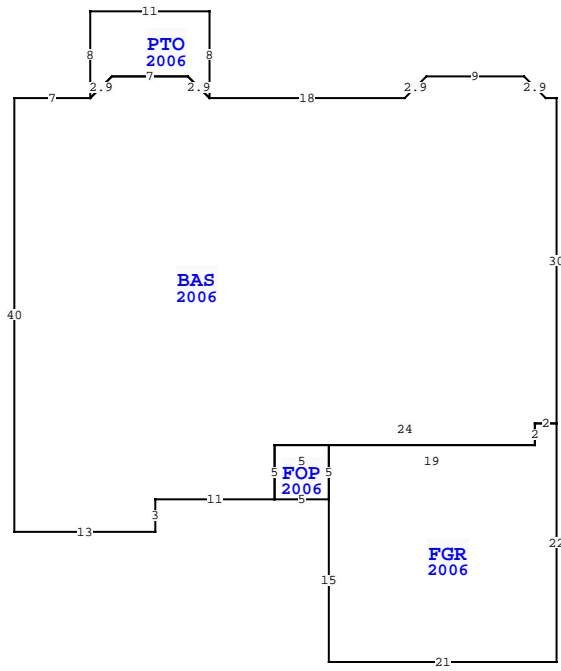




ELEMENT		CD	CONSTRUCTION	
Exterior Wall	16	WD FR STUC	70	
Exterior Wall	20	FACE BRICK	30	
Roof Structure	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	13	LVT/LAMNT	100	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		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	SUBAREA MARKET VALUE
BAS	1,795	100	1,795	175,726
FGR	424	55	233	22,810
FOP	25	30	8	783
PTO	70	5	4	392
TOTALS	2,314		2,040	199,711

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	- 0%	- 2023									Heated Area: 1795	HX Base Yr



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			199,711
TOTAL MARKET OB/XF VALUE			3,728
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			253,439
SOH/AGL Deduction			0
ASSESSED VALUE			253,439
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			253,439
TOTAL JUST VALUE			253,439
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			244,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16395	ELEC OTHER	1,500	12/01/2005
M10843	OTHER	0	12/01/2005
P10284	OTHER	0	11/01/2005
C16082	CO ISSUED	126,080	09/01/2005
R08236	REPAIR/RRF	2,000	09/01/2005
B16082	NEW CONSTR	126,080	09/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/1502	7/07/2022	SW	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 2022-2 BOR						
2527/1356	1/06/2022	WD	Q	I	01	322,100
GRANTOR: KHALUS S I						
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	0811	CONCRETE B	0	0	0	0		824.00	SF	5.20				5.20	3,728	

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2006] W1 U2 L2 W9 D2 L2 W18 PTO=[YR=2006] N8 W11 S8 U2 R2 E7 D2 R2 \$ U2 L2 W7 D2 L2 W7 S40 E13 N3 E11 FOP=[YR=2006] E5 FGR=[YR=2006] S15 E21 N22 W2 S2 W19 S5\$ N5 W5 S5\$ N5 E24 N2 E2 N30 \$.

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