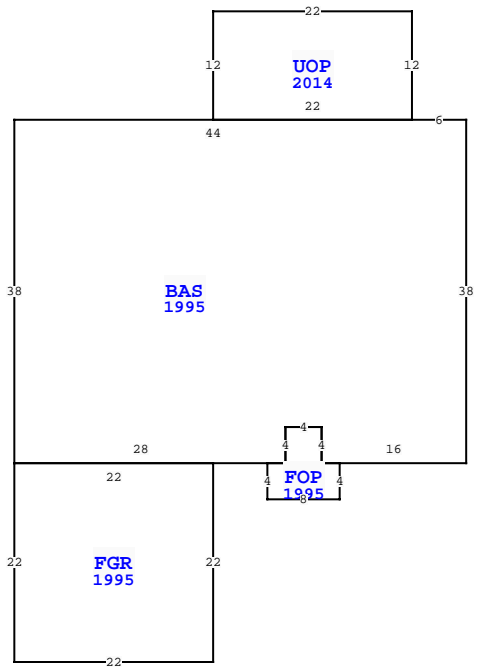


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,884	100	1,884
FGR	484	55	266
FOP	48	30	14
UOP	264	20	53
TOTALS	2,680		2,217
			265,374

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,217	101.8710	127.34	282,313	1995	2010	0	0	6.00	94.00
1 SNGL FAM - 0% - 2024 Heated Area: 1884 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			265,374
TOTAL MARKET OB/XF VALUE			16,853
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			317,227
SOH/AGL Deduction			0
ASSESSED VALUE			317,227
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			317,227
TOTAL JUST VALUE			317,227
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			300,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602866	SWIM POOL	14,000	06/01/1996
B952314	NEW CONSTR	80,000	10/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/1968	2/27/2023	WD	Q	I	01	415,000
GRANTOR: OP SPE TPAI LLC						
GRANTEE: LAFLEUR GLYNN P						
2576/1250	7/08/2022	TD	Q	I	01	375,000
GRANTOR: FOREHAND IPUG TRUST						
GRANTEE: OP SPE TPAI LLC						

EXTRA FEATURES															BLD DATE		LGL DATE		
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 DATE	AG DATE
1	0810	CONCRETE A	0	0	20	16	320.00	SF	6.50	6.50	100	1995	1995	3	70	1,456		04/02/2024	MLU
2	0861	POOL GUNIT	0	0	14	27	378.00	SF	85.00	85.00	100	1996	1996	3	20	6,426			
3	0845	KOOL DECK	0	0	0	0	649.00	SF	7.25	7.25	100	1996	1996	3	72	3,388			
4	0810	CONCRETE A	0	0	0	0	114.00	SF	6.50	6.50	100	1996	1996	3	72	534			
5	0855	CONC PAVER	0	0	21	17	357.00	SF	10.00	10.00	100	2010	2010	3	91	3,249			
6	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2011	2011	3	50	1,800			
TOTALS																	16,853		

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	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							