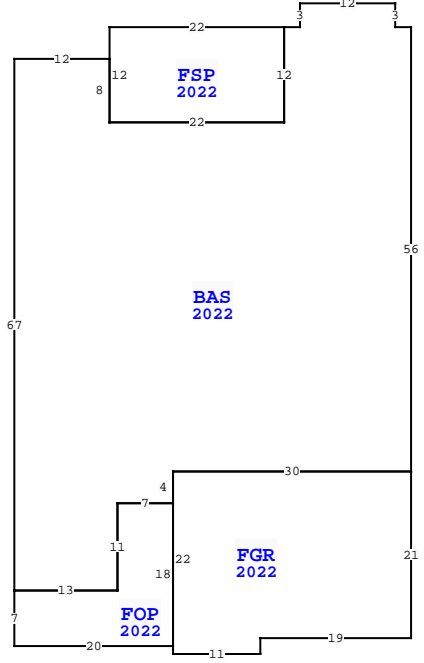




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	90
Interior Floo	14	CARPET	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,747	100	2,747
FGR	652	55	359
FOP	217	30	65
FSP	264	40	106
TOTALS	3,880		3,277
			484,537

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,277	118.2844	147.86	484,537	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023 Heated Area: 2747 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		484,537	
TOTAL MARKET OB/XF VALUE		43,154	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		727,691	
SOH/AGL Deduction		173,156	
ASSESSED VALUE		554,535	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		504,535	
TOTAL JUST VALUE		727,691	
NCON VALUE		34,707	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		549,110	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005925	POOL ENCL	12,000	05/08/2023
23001004	SWIM POOL	96,000	01/24/2023
22017467	CO ISSUED	0	11/28/2022
21017174	NEW CONSTR	454,752	12/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/0300	11/29/2022	WD	Q	I	01	822,700
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: ALBERSTADT NORBERT						
2457/1754	4/30/2021	SW	Q	V	05	3,319,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: RIVERSIDE HOMES OF						

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	0855	CONC PAVR	0	100	0	1,044.00	SF	10.00	10.00	100	2022	2022	3	100	10,440	
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
3	0861	POOL GUNIT	0	100	11	154.00	SF	85.00	85.00	100	2024	2023		100	13,090	
4	0912	SCRN RM G	0	100	25	550.00	SF	20.00	20.00	100	2024	2023		100	11,000	
5	0857	SANDSTONE/	0	100	0	414.00	SF	16.00	16.00	100	2024	2023		100	6,624	
TOTALS															43,154	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	SFR MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							