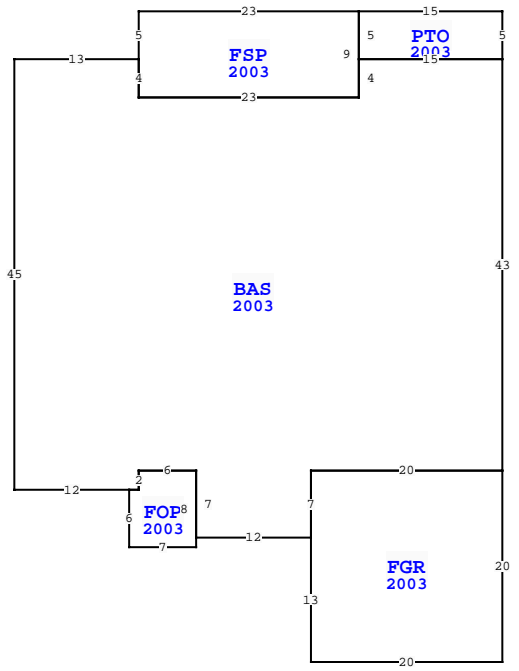


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,211	100	2,211
FGR	400	55	220
FOP	54	30	16
FSP	207	40	83
PTO	75	5	4
TOTALS	2,947		2,534
			295,565

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,534	103.6800	129.60	328,406	2003	2003	0	0	10.00	90.00	
1 SNGL FAM - 0% - 2024 Heated Area: 2211 HX Base Yr												



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			295,565
TOTAL MARKET OB/XF VALUE			30,004
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			400,569
SOH/AGL Deduction			0
ASSESSED VALUE			400,569
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			400,569
TOTAL JUST VALUE			400,569
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			379,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1901857	REPAIR/RRF	12,898	03/01/2019
B0311392	NEW CONSTR	156,300	07/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2620/1688	2/17/2023	WD Q	Q	I	01	430,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: HOWELL RYAN & WENDY						
2566/0133	5/19/2022	WD U	U	I	37	500,500
GRANTOR: FITZGERALD THOMAS & M						
GRANTEE: OPENDOOR PROPERTY T						

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0811	CONCRETE B	0	0	0	0	664.00	SF	5.20	5.20	100	2003	2003	3	83	2,866	
3	0476	VF 6 SBPL	0	0	0	0	179.00	LF	32.00	32.00	100	2005	2005	3	66	3,780	
4	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	66	396	
5	0845	KOOL DECK	0	0	0	0	506.00	SF	7.25	7.25	100	2005	2005	3	86	3,155	
6	0861	POOL GUNIT	0	0	0	0	493.00	SF	85.00	85.00	100	2005	2005	3	40	16,762	
TOTALS													30,004				

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	DPHT 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	75,000.00	75,000.00	75,000							