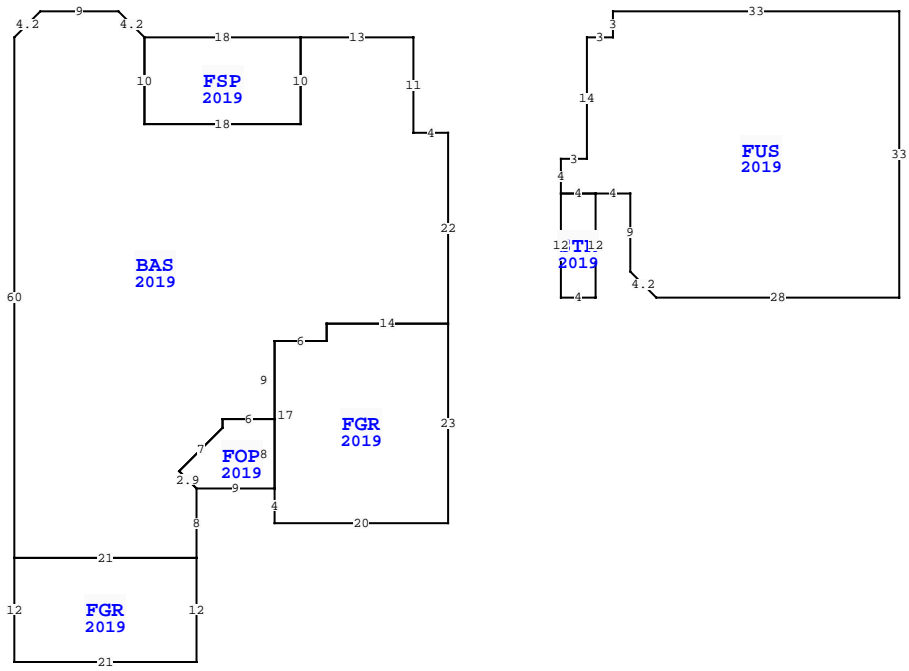


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	4042.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,144	100
FGR	252	55
FGR	448	55
FOP	69	30
FSP	180	40
FUS	1,127	100
STR	48	10
TOTALS	4,268	3,754

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM - 100%	2024									
Heated Area: 3271						HX Base Yr 2024					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			482,159
TOTAL MARKET OB/XF VALUE			61,261
TOTAL LAND VALUE - MARKET			99,000
TOTAL MARKET VALUE			642,420
SOH/AGL Deduction			0
ASSESSED VALUE			642,420
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			592,420
TOTAL JUST VALUE			642,420
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			730,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2100536	SCRN ENCLSR	4,680	01/20/2021
B2012290	SWIM POOL	57,375	12/10/2020
C1900201	CO ISSUED	0	08/02/2019
B1900201	NEW CONSTR	434,269	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2684/1768	4/26/2023	QC	U	I	11	100
GRANTOR: CALVO FAMILY LLC						
GRANTEE: CALVO SALVATORE F						
2327/1175	12/24/2019	QC	U	I	11	100
GRANTOR: CALVO SALVATORE & CAR						
GRANTEE: CALVO FAMILY LLC						

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 PAVER	0	100	0	1,392.00	SF	10.00	10.00	100	2019	2019	3	98	13,642	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
3	0911	SCRN RM A	0	100	0	723.00	SF	17.50	17.50	100	2021	2021	3	93	11,767	
4	0861	POOL GUNIT	0	100	0	290.00	SF	85.00	85.00	100	2021	2021	3	95	23,418	
5	0855	CONC PAVER	0	100	0	433.00	SF	10.00	10.00	100	2021	2021	3	99	4,287	
6	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860	
7	0855	CONC PAVER	0	100	95	285.00	SF	10.00	10.00	100	2021	2021	3	99	2,822	
TOTALS															61,261	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/18/2024	MLU

BUILDING NOTES																			
BUILDING DIMENSIONS																			
BAS=[YR=2019] W18 FSP=[YR=2019] W18 S10 E18 N10\$ S10 W18 N10 U3 L3 W9 D3 L3 S60 FGR=[YR=2019] S12 E21 N12 W21\$ E21 N8 FOP=[YR=2019] E9 FGR=[YR=2019] S4 E20 N23 W14 S2 W6 S17\$ N8 W6 S1 L5 D5 D2 R2 \$ U2 L2 U5 R5 N1 E6 N9 E6 N2 E14 N22 W4 N11\$ PTR= E20 FUS=[YR=2019] E3 N3 E33 S33 W28 U3 L3 N9 W4 STR=[YR=2019] S12 W4 N12 E4\$ W4 N4 E3 N14\$ W20\$.																			

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.60	165,000.00	99,000.00	99,000							