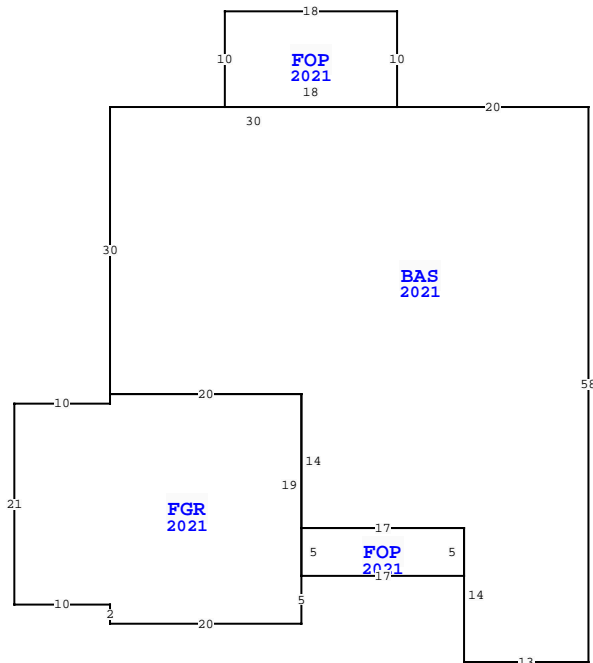


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	2,102	100	2,102
FGR	690	55	380
FOP	85	30	26
FOP	180	30	54
TOTALS	3,057		2,562
			365,554

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,562	114.7200	143.40	367,391	2021	2021	0	0	0.50	99.50
1 SNGL FAM - 100% - 2022 Heated Area: 2102 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			365,554
TOTAL MARKET OB/XF VALUE			4,645
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			445,199
SOH/AGL Deduction			93,244
ASSESSED VALUE			351,955
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			301,955
TOTAL JUST VALUE			445,199
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			418,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011831	CO ISSUED	0	06/21/2021
B2011831	NEW CONSTR	297,757	12/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2711/707	5/10/2024	WD Q	Q	I	01	515,000
GRANTOR: GARBO A P HILL						
GRANTEE: GERSTEIN JEREMY ALE						
2475/0513	6/25/2021	WD Q	Q	I	01	349,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GARBO A P HILL						

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	0810	CONCRETE A	0	100	23	3		6.50	6.50	100	2021	2021	3	99	444	
2	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2021	2021	3	99	4,201	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/08/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] W20 FOP=[YR=2021] N10 W18 S10 E18\$ W30 S30	
FGR=[YR=2021] S1 W10 S21 E10 S2 E20 N5 FOP=[YR=2021] E17 N5	
W17 S5\$ N19 W20\$ E20 S14 E17 S14 E13 N58\$.	

LAND DESCRIPTION																								
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							