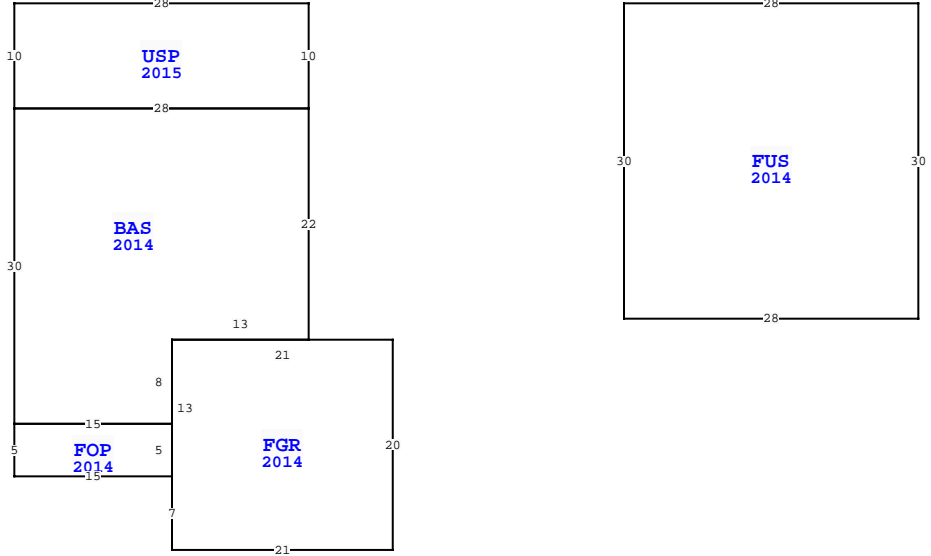




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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	4107.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	736	100	736
FGR	420	55	231
FOP	75	30	22
FUS	840	100	840
USP	280	30	84
TOTALS	2,351		1,913
			213,781

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,913	122.7303	116.59	223,037	2014	2014	0	0	4.15	95.85
1 SINGLE FAM - 0% - 2023 Heated Area: 1576 HX Base Yr											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			213,781
TOTAL MARKET OB/XF VALUE			15,948
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			304,729
SOH/AGL Deduction			0
ASSESSED VALUE			304,729
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			304,729
TOTAL JUST VALUE			304,729
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			295,421

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE
2716/1146	6/05/2024	SW U	I	11	100
GRANTOR: SFR JV-2 NTL BORROWER					
GRANTEE: SFR JV-2 2024-2 BOR					
2597/0846	10/17/2022	WD U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC					
GRANTEE: SFR JV-2 NTL BORROW					

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	0811	CONCRETE B	0	0	0	0	708.00	SF	5.20	5.20	100	2014	2014	3	95	3,498	
2	0476	VF 6 SBPL	0	0	0	0	260.00	LF	32.00	32.00	100	2015	2015	3	89	7,405	
3	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2015	2015	3	89	534	
4	0462	ST/AL FNC	0	0	75	0	300.00	SF	10.00	10.00	100	2015	2015	3	78	2,340	
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	89	267	
6	0820	WOOD WALK	0	0	100	3	300.00	SF	11.75	11.75	100	2015	2015	3	54	1,904	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/23/2023	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
USP=[YR=2015] W28 S10 BAS=[YR=2014] S30 FOP=[YR=2014] S5 E15 FGR=[YR=2014] S7 E21 N20 W21 S13 \$ N5 W15 \$ E15 N8 E13 N22 W28 \$E28 N10 \$ PTR= E30 FUS=[YR=2014] E28 S30 W28 N30 \$ W30 \$.														

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	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							