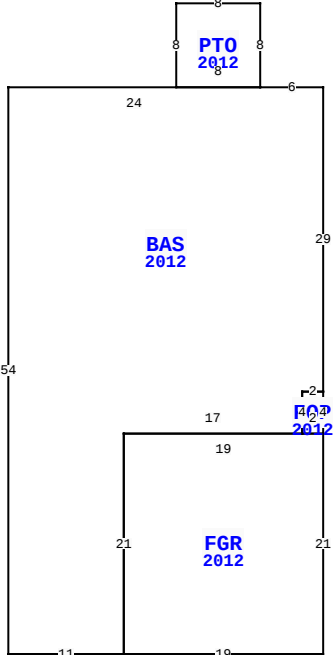




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,213	100	1,213	136,507
FGR	399	55	219	24,646
FOP	8	30	2	225
PTO	64	5	3	337
TOTALS	1,684		1,437	161,716

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,437	124.6960	118.46	170,227	2012	2012	0	0	0	5.00	95.00	
1 SINGLE FAM - 0% - 0 Heated Area: 1213 HX Base Yr													
													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		161,716	
TOTAL MARKET OB/XF VALUE		3,907	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		220,623	
SOH/AGL Deduction		0	
ASSESSED VALUE		220,623	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		220,623	
TOTAL JUST VALUE		220,623	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		213,393	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226167	CO ISSUED	0	10/16/2012
E25201	TEMP POLE	0	06/01/2012
B26167	NEW CONSTR	144,292	06/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2442/0180	3/11/2021	SW	U	I	30	578,100
GRANTOR: ARVM 5 LLC						
GRANTEE: CPI/AMHERST SFR PRO						
2383/0082	8/06/2020	WD	Q	I	01	188,500
GRANTOR: ROSE LISA M						
GRANTEE: ARVM 5 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
1	0811	CONCRETE B	0	0	0	0		5.20	100	2012	2012	3	93
TOTAL OB/XF 3,907													

LAND DESCRIPTION													
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
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00
TOTAL ADJ 1.00 UNIT PRICE 55,000.00 ADJ UNIT PRICE 55,000.00 LAND VALUE 55,000													