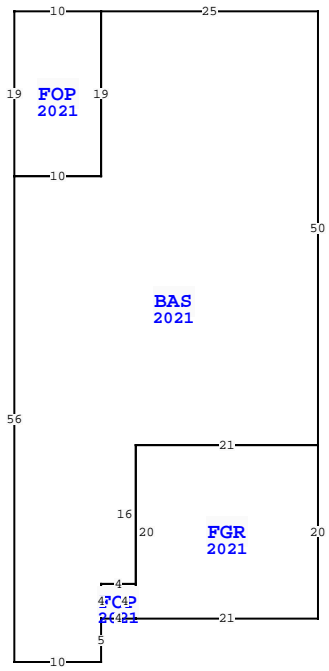




BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	11	CLAY TILE	60	
Interior Floor	14	CARPET	40	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
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	4068.100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	1,874	221,127
FGR	420	55	231	27,257
FOP	16	30	5	590
FOP	190	30	57	6,726
TOTALS	2,500		2,167	255,700

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,167	124.8324	118.59	256,985	2021	2021	0	0	0.50	99.50		
1 SINGLE FAM - 0% - 2023 Heated Area: 1874 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				255,700
TOTAL MARKET OB/XF VALUE				3,366
TOTAL LAND VALUE - MARKET				75,000
TOTAL MARKET VALUE				334,066
SOH/AGL Deduction				3,687
ASSESSED VALUE				330,379
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				330,379
TOTAL JUST VALUE				334,066
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				300,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010280	CO ISSUED	0	04/12/2021
B2010280	NEW CONSTR	254,012	10/26/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2692/631	1/26/2024	SW	U	I	11	100
GRANTOR: FKH SFR M LP						
GRANTEE: CSMA SFR TRS HOLDIN						
2595/1849	10/11/2022	WD	Q	I	01	407,500
GRANTOR: GONZALEZ ROBERTO GUAD						
GRANTEE: FKH SFR M LP						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/18/2023	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] W25 FOP=[YR=2021] W10 S19 E10 N19\$ S19 W10 S56 E10 N5 FOP=[YR=2021] E4 FGR=[YR=2021] E21 N20 W21 S20\$ N4 W4 S4\$ N4 E4 N16 E21 N50\$.	

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	0	8	3		24.00	SF 6.50	100	2021	2021	3	99	154	
2	0811	CONCRETE B	0	0	0			624.00	SF 5.20	100	2021	2021	3	99	3,212	

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							