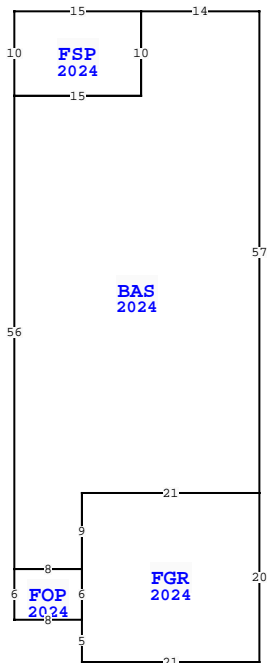




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4094.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,575	100	1,575
FGR	420	55	231
FOP	48	30	14
FSP	150	40	60
			SUBAREA MARKET VALUE
			247,165
			36,251
			2,197
			9,416
TOTALS	2,193		1,880
			295,028

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,880	125.5478	156.93	295,028	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 0% - 2024										Heated Area: 1575	HX Base Yr



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			295,028
TOTAL MARKET OB/XF VALUE			3,110
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			373,138
SOH/AGL Deduction			0
ASSESSED VALUE			373,138
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			373,138
TOTAL JUST VALUE			373,138
NCON VALUE			298,138
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010182	CO ISSUED		08/09/2023
230003103	NEW SFR	299,545	03/09/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2663/1758	8/24/2023	SW	Q	I	01	427,300

GRANTOR: PULTE HOME COMPANY LL
GRANTEE: AUSTBO KIM & KATRIN

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	598.00	SF	5.20	5.20	100	2024	2023		100	3,110	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=55,-2] E15 N10 E14 S57 W21 S9 W8 N56 \$	
FGR=[YR=2024;ORIG=84,45] W21 S9 S6 S5 E21 N20 \$	
FSP=[YR=2024;ORIG=70,-12] W15 S10 E15 N10 \$	
FOP=[YR=2024;ORIG=63,54] W8 S6 E8 N6 \$	

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	DPHT 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		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							