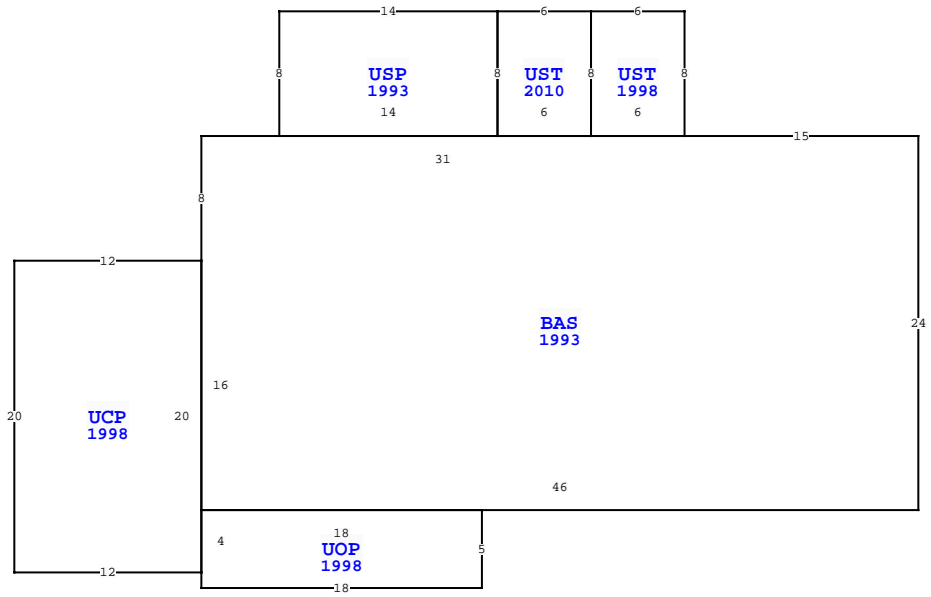


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 100
Interior Floor	09 PINE WOOD 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,248	115.0100	151.81	189,459	1971	1995	0	0	14.25	85.75		
1 SNGL FAM - 0% - 2024													
Heated Area: 1104 HX Base Yr													



Quality					
DOR CODE	DESCRIPTION				
03	Quality Level 03				
0100	SINGLE FAMILY				
MAP NUM	MKT AREA				
	02				
NEIGHBORHOOD/LOC					
2029.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1993	1,104	143,715
UCP	240	20	1998	48	6,249
UOP	90	20	1998	18	2,344
USP	112	30	1993	34	4,426
UST	48	45	1998	22	2,864
UST	48	45	2010	22	2,864
TOTALS	1,642			1,248	162,461

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	0	0	477.00	SF	6.50	6.50	100	1971	1971	3	21	651	
2	0810	CONCRETE A	0	0	0	0	48.00	SF	6.50	6.50	100	1971	1971	3	21	66	
3	0811	CONCRETE B	0	0	0	0	682.00	SF	5.20	5.20	100	2017	2017	3	96	3,405	

TOTAL OB/XF													
4,122													

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		RSF-2	85.00	160.00	1.00	LT		1.00	1.00	1.00	215,000.00	215,000.00	215,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		188,719	
TOTAL MARKET OB/XF VALUE		4,122	
TOTAL LAND VALUE - MARKET		215,000	
TOTAL MARKET VALUE		407,841	
SOH/AGL Deduction		73,398	
ASSESSED VALUE		334,443	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		334,443	
TOTAL JUST VALUE		407,841	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		304,039	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230000176	REMODEL KIT.BATH	50,000	01/09/2023
B1633570	24X40	42,756	12/15/2016
B9805368	NEW CONSTR	2,160	09/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2613/1985	1/16/2023	QC	U	I	11	100

BUILDING NOTES						
GRANTOR: VAN LENNEP FAMILY TRU						
GRANTEE: HL3 PROPERTIES LLC						
2224/1843	9/12/2018	QC	U	I	11	100
GRANTOR: VAN LENNEP HECTOR T &						
GRANTEE: VAN LENNEP FAMILY T						

BUILDING DIMENSIONS													
BAS=[YR=1993] W15 UST=[YR=1998] N8 W6 UST 2010=W6													
USP=[YR=1993] W14 S8 E14 N8 \$ S8 E6N8\$ S8E6\$ W31 S8													
UCP=[YR=1998] W12 S20 E12 UOP=[YR=1998] S1 E18 N5 W18 S4 \$													
N20 \$ S16 E46 N24 \$ .													

