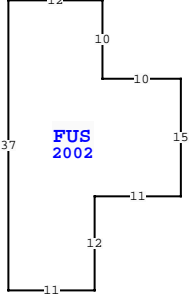
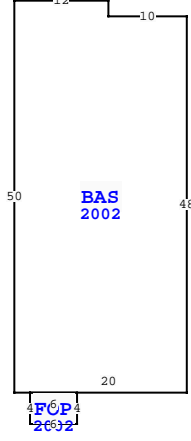
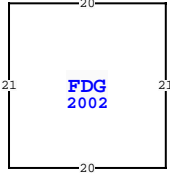


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 16 | WD FR STUC | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 70 |
| Interior Floor | 11 | CLAY TILE | 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 | 1.5 | 1.5 | 100 |
| Units | | 0 | 100 |
| Quality | 05 | Quality Level 05 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1031.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,080 | 100 | 2002 |
| FDG | 420 | 60 | 2002 |
| FOP | 24 | 30 | 2002 |
| FUS | 582 | 100 | 2002 |
| TOTALS | 2,106 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----------|-----------|-------------|----------------|----------------|-----|-----|------------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | TOWNHOUSE | - 100% | - 2021 | | | | | | | | |
| | | | | Heated Area: | 1662 | | | HX Base Yr | 2021 | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 371,550 |
| TOTAL MARKET OB/XF VALUE | | | 2,978 |
| TOTAL LAND VALUE - MARKET | | | 110,000 |
| TOTAL MARKET VALUE | | | 484,528 |
| SOH/AGL Deduction | | | 155,065 |
| ASSESSED VALUE | | | 329,463 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 | |
| BASE TAXABLE VALUE | | | 278,741 |
| TOTAL JUST VALUE | | | 484,528 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 468,088 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 011663 | NEW CONSTR | 122,500 | 12/05/2001 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2392/0223 | 9/11/2020 | WD Q | Q | I | 01 | 416,000 |
| GRANTOR: CARPENTER BARBARA ET | | | | | | |
| GRANTEE: GROSSMAN FAITH H | | | | | | |
| 2264/0956 | 3/20/2019 | FJ U | I | 11 | | 0 |
| GRANTOR: GRASER PATRICIA A EST | | | | | | |
| GRANTEE: CARPENTER BARBARA E | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | TOTAL OB/XF | | |
|----------------|------------|-------------|-----|-----|----|----|--------|----|--------|----------------|-----------|---------|-------------|---|-------------|-----------------|-------|
| 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 | 100 | 17 | 16 | 272.00 | SF | 6.50 | 6.50 | 100 | 2002 | 2002 | 3 | 80 | 1,414 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 21 | 2 | 42.00 | SF | 6.50 | 6.50 | 100 | 2002 | 2002 | 3 | 80 | 218 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 5 | 5 | 25.00 | SF | 6.50 | 6.50 | 100 | 2002 | 2002 | 3 | 80 | 130 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 125.00 | SF | 6.50 | 6.50 | 100 | 2002 | 2002 | 3 | 80 | 650 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 11 | 3 | 33.00 | SF | 6.50 | 6.50 | 100 | 2002 | 2002 | 3 | 80 | 172 | |
| 6 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2002 | 2002 | 3 | 55 | 165 | |
| 7 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 26.00 | LF | 16.00 | 16.00 | 100 | 2002 | 2002 | 3 | 55 | 229 | |
| | | | | | | | | | | | | | | | TOTAL OB/XF | | 2,978 |

| BUILDING NOTES | | | |
|----------------|--|------------|--|
| BLD DATE | | | |
| XF DATE | | | |
| INC DATE | | | |
| LGL DATE | | 05/08/2025 | |
| LAND DATE | | MLU | |
| AG DATE | | | |

BUILDING DIMENSIONS
 BAS=[YR=2002] W10 N2 W12 S50 E2 FOP=[YR=2002] S4 E6 N4 W6 \$
 E20 N48 \$ PTR= E15 FUS=[YR=2002] E12 S10E10 S15 W11 S12 W11
 N37 \$ W15\$ PTR= N10 FDG=[YR=2002] N21 W20S21 E20 \$ S10 \$.

| 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 | 000100 | C | RES | 100 | | R-2 | 0.00 | 0.00 | 22.00 | FF | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 110,000 | | | | | | | |