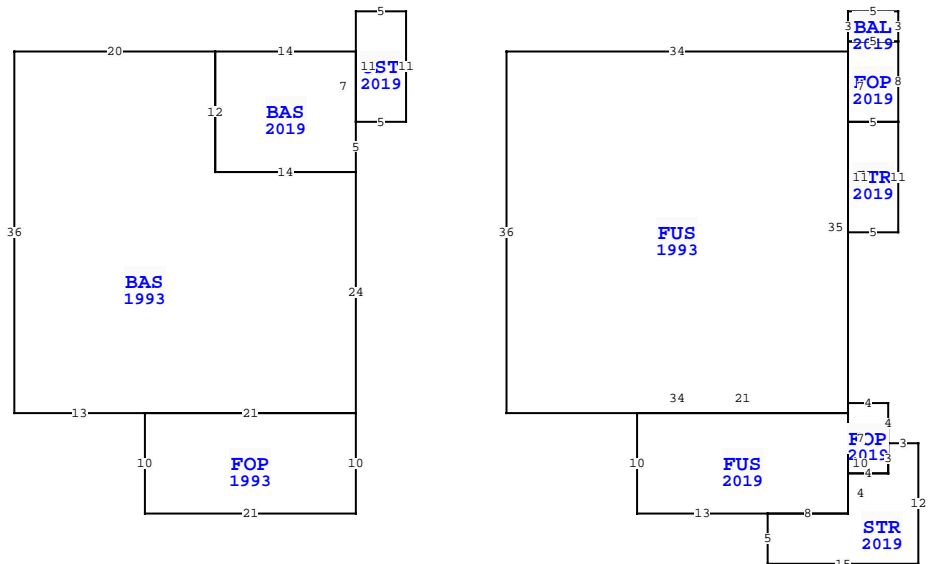


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	09	PINE WOOD 50
Interior Floor	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		2 100
BUD8 Adjustme	02	DIST FB 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
1	DUPLX	- 0%	- 2025								
Heated Area: 2658						HX Base Yr					



Quality	05	Quality Level 05			
DOR CODE	0800	MULTI-FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1057.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	15	15	2019	2	380
BAS	1,056	100	1993	1,056	200,917
BAS	168	100	2019	168	31,964
FOP	210	30	1993	63	11,987
FOP	28	30	2019	8	1,523
FOP	40	30	2019	12	2,283
FUS	1,224	100	1993	1,224	232,882
FUS	210	100	2019	210	39,955
STR	55	10	2019	6	1,141
STR	112	10	2019	11	2,093
TOTALS	3,173			2,785	529,881

\*\* This building has 11 Sub-Areas

BLD DATE	01/15/2014	KK	LGL DATE	
XF DATE			LAND DATE	03/10/2025
INC DATE			AG DATE	MLU

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	0855	CONC PAVER	0	0	0	528.00	SF	7.00	7.00	100	2019	2019	3	97	3,585	
2	0855	CONC PAVER	0	0	0	5,100.00	SF	10.00	10.00	100	2024	2022		99	50,490	

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	000800	C	MULTI-FAMILY	0	0006	R-3	75.00	146.00	75.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	562,500							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	529,881		
TOTAL MARKET OB/XF VALUE	54,075		
TOTAL LAND VALUE - MARKET	562,500		
TOTAL MARKET VALUE	1,146,456		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,146,456		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,146,456		
TOTAL JUST VALUE	1,146,456		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	987,417		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0506	POOL	75,000	11/06/2024
20190054	ADDITION	147,000	01/15/2019
20070105	REROOF W/50YR SHN	10,100	01/23/2007
20020916	RELOCATER WATER H	1,000	05/30/2002
20020908	REPIPE ALL FIXTUR	5,000	05/29/2002
8445	REPAIR/RRF	1,400	07/18/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2702/1095	3/11/2024	QC	U	I	11	1,060,000
GRANTOR: WHITTEMORE DANIEL R						
GRANTEE: COASTAL BLUE BLISS						
2655/1385	7/18/2023	QC	U	I	11	530,000
GRANTOR: WHITTEMORE DANIEL R						
GRANTEE: WHITTEMORE DANIEL R						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2019] W14 BAS=[YR=1993] W20 S36 E13 FOP=[YR=1993] S10 E21 N10 W21 \$ E21 N24 W14 N12 \$ S12 E14 N5 UST=[YR=2019] E5 N11 W5 S11\$ N7 \$ PTR= E15 FUS=[YR=1993] E34 FOP=[YR=2019] N1 BAL=[YR=2019] N3E5S3W5\$ E5 S8 STR=[YR=2019] S11 W5 N11 E5\$ W5 N7\$ S35 FOP=[YR=2019] E4 S4 STR=[YR=2019] E3 S12 W15 N5 FUS=[YR=2019] W13 N10 E21 S10W8\$ E8 N4 E4 N3\$ S3 W4 N7\$ S1 W34 N36\$ W15 \$ .											