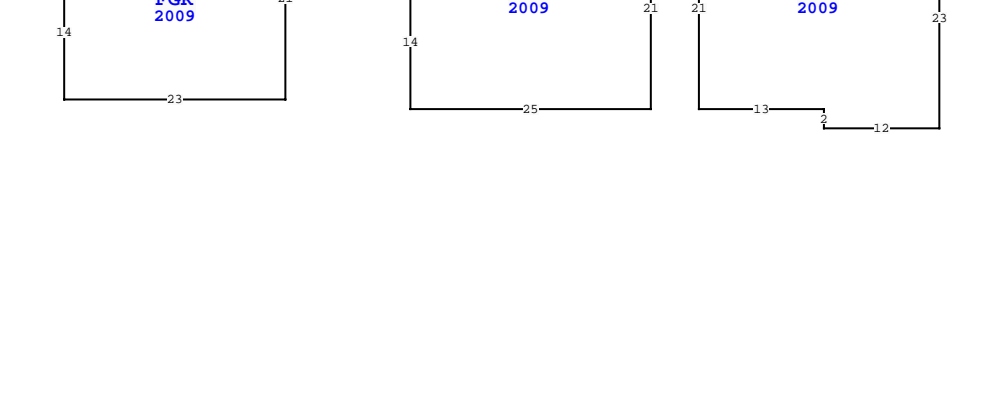


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	3. 100
Units	0 100
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	TOWNHOUSE	- 100%	- 2025		Heated Area: 2385		HX Base Yr 2025				



Quality					
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA	03			
NEIGHBORHOOD/LOC		3043.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	56	15	2009	8	1,535
BAS	390	100	2009	390	74,831
FGR	476	55	2009	262	50,271
FOP	52	30	2009	16	3,070
FOP	56	30	2009	17	3,262
FOP	83	30	2009	25	4,797
FST	25	55	2009	14	2,686
FST	25	55	2009	14	2,686
FST	41	55	2009	23	4,413
FUS	987	100	2009	987	189,378
TOTALS	3,199			2,764	530,337

** This building has 11 Sub-Areas

BLD DATE	01/15/2009	DJ	LGL DATE	
XF DATE			LAND DATE	04/15/2024
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	92	1,840	
2	0410	ELEVATOR	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2009	2009	3	100	10,000	
3	0855	CONC PAVER	0	100	0	0	180.00	SF	10.00	10.00	100	2009	2009	3	89	1,602	
4	1126	CB/STC 8"	0	100	0	0	160.00	SF	8.00	8.00	100	2009	2009	3	89	1,139	
5	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	2009	2009	3	89	278	
6	0810	CONCRETE A	0	100	0	0	176.00	SF	6.50	6.50	100	2009	2009	3	89	1,018	

TOTAL OB/XF												15,877					
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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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

TOTAL OB/XF												15,877					
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NASSAU COUNTY PROPERTY		PAGE 1 of 1		8
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 8		Tax Dist:		
BUILDING MARKET VALUE		530,337		
TOTAL MARKET OB/XF VALUE		15,877		
TOTAL LAND VALUE - MARKET		140,000		
TOTAL MARKET VALUE		686,214		
SOH/AGL Deduction		0		
ASSESSED VALUE		686,214		
TOTAL EXEMPTION VALUE		HX HB 50,722		
BASE TAXABLE VALUE		635,492		
TOTAL JUST VALUE		686,214		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		576,069		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20903	CO ISSUED	0	04/20/2009
E20758	ELEC OTHER	1,000	05/01/2008
M13757	MECH OTHER	0	04/01/2008
B0720903	NEW CONSTR	0	12/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2347/0575	3/16/2020	WD	Q	I	01	489,000
GRANTOR: GREENWICH GREEN LLC						
GRANTEE: BRINK DEREK E & DON						
1788/0772	7/20/2011	QC	U	I	11	100
GRANTOR: REGIONS BANK						
GRANTEE: GREENWICH GREEN LLC						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2009] W9 N1 W14S4 BAS=[YR=2009] S13 FOP=[YR=2009] W3S13E3 FGR=[YR=2009] S14E23 N21 FST=[YR=2009] N4W4N1W5S5 E9S W22 S7 W1S E1N13W1S E1S6 E13N5E5S1E4N15W23S E23N3S PTR= E15 FOP=[YR=2009] E14S4 FUS=[YR=2009] E9 S19W4 FST=[YR=2009] N5W5S5E5S E4S21 W25N14W1N13E3N13E14S W14N4S W15S PTR=E4S BAL=[YR=2009] E14S2 FUS=[YR=2009] E9S21W4 FST=[YR=2009] N5W5S5 E5S E4S23W12N2W13N21E1N4E1N15 E14N2S S2W14N4S W45S.											