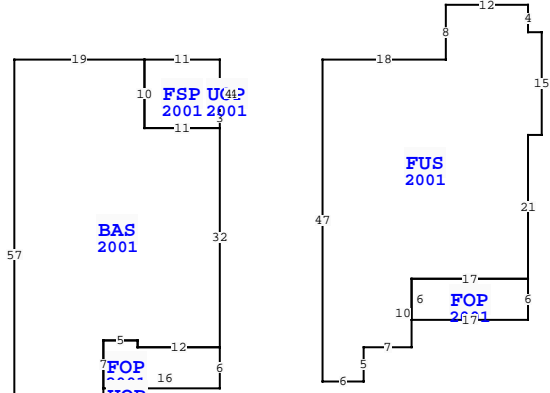
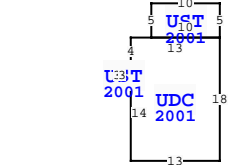


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC		10003.010
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,305	100
FOP	102	30
FOP	107	30
FSP	110	40
FUS	1,246	100
UDC	234	25
UOP	8	20
UOP	10	20
UST	6	45
UST	50	45
TOTALS	3,178	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	CUST	- 0%	- 2024	Heated Area: 2551					HX Base Yr		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE	561,926		
TOTAL MARKET OB/XF VALUE	7,130		
TOTAL LAND VALUE - MARKET	450,000		
TOTAL MARKET VALUE	1,019,056		
SOH/AGL Deduction	36,056		
ASSESSED VALUE	983,000		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	983,000		
TOTAL JUST VALUE	1,019,056		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	893,636		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M014999	H/AC	0	04/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0658	1/13/2023	TD	U	I	11	100

GRANTOR: O'DAY FAMILY REVOCABL
GRANTEE: ZEN TRUST
2348/0596 3/05/2020 TD U I 11 100
GRANTOR: O'DAY DANIEL P & MARA
GRANTEE: O'DAY FAMILY REVOCA

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2001
2	0810	CONCRETE A	0	0	0	0	338.00	SF	6.50	6.50	100	2001
3	0825	BRICK	0	0	0	0	288.00	SF	12.50	12.50	100	2001
4	0441	STK FNC 4'	0	0	0	0	47.00	LF	6.50	6.50	100	2001
5	0810	CONCRETE A	0	0	10	5	50.00	SF	6.50	6.50	100	2001
6	0441	STK FNC 4'	0	0	0	0	9.00	LF	6.50	6.50	100	2001

BUILDING NOTES												
FSP=[YR=2001] W11 BAS=[YR=2001] W19 S57 E6 N5 E7 N4 FOP=[YR=2001] E1 UOP=[YR=2001] S2 E5 N2 W5 \$ E16 N6 W12 N1 W5 S7 \$ N7 E5 S1 E12 N32 W11 N10 \$ S10 E11 N3 UOP=[YR=2001] E2 N4 W2 S4 \$ N7 \$ PTR= E15 FUS=[YR=2001] E18 N8 E12 S4 E2 S15 W2 S21 FOP=[YR=2001] S6 W17 N6 E17\$ W17 S10 W7 S5 W6 N47 \$ W15 \$ PTR= N15 UDC 2001= N18 UST=[YR=2001] N5 W10 S5 E10 \$ W13 S4 UST=[YR=2001] W2 S3 E2 N3\$ S14 E13 \$ S15 \$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000140	C	RES GOLF	0		PUD	0.00	0.00	1.00	LT		1.00

TOTAL OB/XF												
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
7,130	450,000.00	450,000.00	450,000									