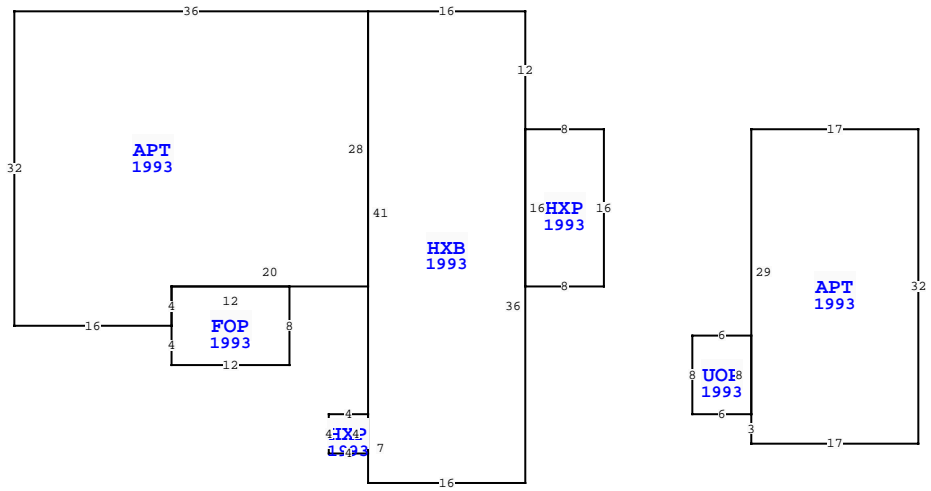


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 90
Interior Wall	04 PLYWOOD 10
Interior Floor	08 SHT VINYL 60
Interior Floor	14 CARPET 40
Air Condition	01 NONE 100
Heating Type	02 CONVECTION 100
Bedrooms	5 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
BUD8 Adjustme	03 DIST HI 100
Occupancy	00 OWNER OCC 100
Quality	03 Quality Level 03
DOR CODE	0800MULTI-FAMILY
MAP NUM	MKT AREA 06

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	TRI PLEX - 0%		2024									
Heated Area: 2384 HX Base Yr												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	544	100	1993	544	52,619
APT	1,072	100	1993	1,072	103,691
FOP	96	30	1993	29	2,805
HXB	768	100	1993	768	74,286
HXP	16	30	1993	5	484
HXP	128	30	1993	38	3,676
UOP	48	20	1993	10	967
TOTALS	2,672			2,466	238,527

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	186.00	SF	6.50	6.50	100	1970	1970	3	20	242	
2	0810	CONCRETE A	0	0	12	16	192.00	SF	6.50	6.50	100	1970	1970	3	20	250	
3	0510	GARAGE WD-	0	0	12	20	240.00	SF	35.00	35.00	100	1996	1996	3	23	1,932	
4	0400	CONC CURB	0	0	0	0	7.00	LF	15.00	15.00	100	1990	1990	3	66	69	
5	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	1995	1995	3	20	200	
6	0968	STAIRS	0	0	0	0	1.00	SF	0.00	0.00	100	1995	1995	3	100	0	

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	000800	C	MULTI-FAMILY	0	0005	CN -	25.00	125.00	15,625.00	SF		1.00	1.00	1.00	1.25	1.25	19,531							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			238,527
TOTAL MARKET OB/XF VALUE			2,693
TOTAL LAND VALUE - MARKET			19,531
TOTAL MARKET VALUE			260,751
SOH/AGL Deduction			0
ASSESSED VALUE			260,751
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			260,751
TOTAL JUST VALUE			260,751
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			250,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0809123	H/AC	1,400	09/11/2008
06-0037	OTHER	700	06/30/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2633/659	4/24/2023	WD	U	I	37	75,000
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: 27071 INDIANA ST LA						
2431/1227	2/05/2021	CT	U	I	18	88,300
GRANTOR: CLERK OF COURT						
GRANTEE: MATTHEW 25 INVESTME						

BUILDING NOTES												
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BUILDING DIMENSIONS												
HXP=[YR=1993] W8 HXB=[YR=1993] N12 W16 APT=[YR=1993] W36 S32 E16 FOP=[YR=1993] S4 E12 N8 W12 S4 \$ N4 E20 N28 \$ S41 HXP=[YR=1993] W4 S4 E4 N4 \$ S7 E16 N36 \$ S16 E8 N16 \$ PTR= E15 APT=[YR=1993] E17 S32 W17 N3 UOP=[YR=1993] W6 N8 E6 S8 \$ N29 \$ W15 \$.												