

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,128	100	2022
FGR	449	55	2022
FOP	81	30	2022
FOP	143	30	2022
FUS	947	100	2022
TOTALS	2,748		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,389	113.1900	113.19	270,411	2022	2022	0	0	0.50	99.50

1 SINGLE FAM - 0% - 2025 Heated Area: 2075 HX Base Yr

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			269,059
TOTAL MARKET OB/XF VALUE			6,351
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			340,410
SOH/AGL Deduction			0
ASSESSED VALUE			340,410
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			340,410
TOTAL JUST VALUE			340,410
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			316,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2208866	CO ISSUED	0	12/21/2022
B2208866	NEW CONSTR	334,689	06/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2739/1443	9/16/2024	SW	Q	I	01	365,000

GRANTOR: CSMA SFR TRS HOLDINGS  
 GRANTEE: KOVALCIK MATTHEW &  
 2713/1696 5/23/2024 SW U I 11 100  
 GRANTOR: FKH SFR M LP  
 GRANTEE: CSMA SFR TRS HOLDIN

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	987.00	SF	6.50	6.50	100	2022	2022	3	99	6,351	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2022] W21 S8 FOP=[YR=2022] W9 S9 BAS=[YR=2022] S35 FOP=[YR=2022] S11 E13 N11 W13\$ E13 S10 E17 N41 W23 N4 W7\$ E9 N9\$ S9 W2 S4 E23 N21 \$ PTR= E10 FUS=[YR=2022] E30 S32 W17 N1 W13 N31\$ W10\$.	

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	DPHT 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	0		PUD	40.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							