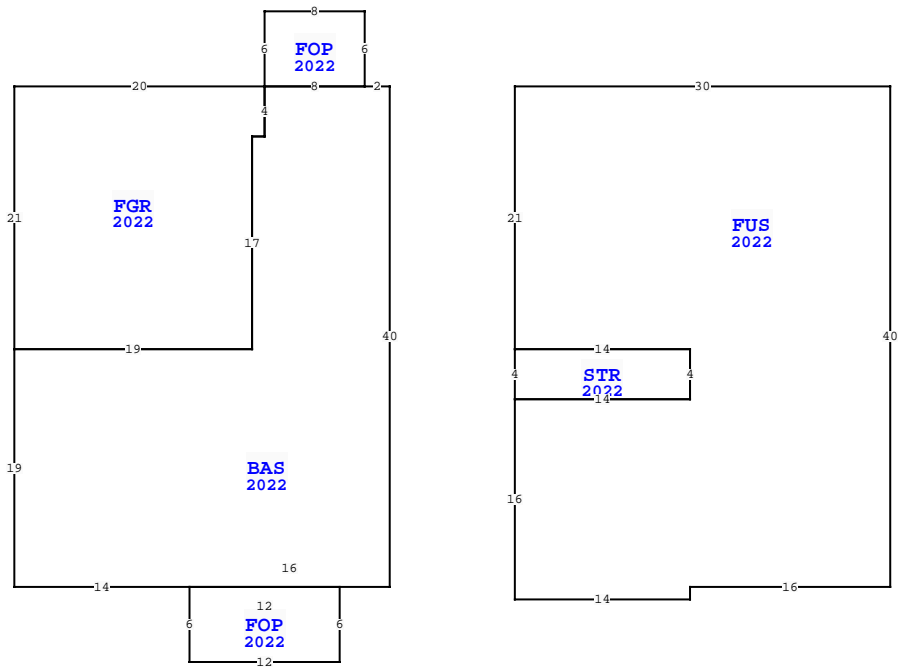


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	797	100	2022
FGR	403	55	2022
FOP	48	30	2022
FOP	72	30	2022
FUS	1,158	100	2022
STR	56	10	2022
TOTALS	2,534		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,219	120.9075	120.91	268,299	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 0% - 2025 Heated Area: 1955 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			266,958
TOTAL MARKET OB/XF VALUE			6,461
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			338,419
SOH/AGL Deduction			0
ASSESSED VALUE			338,419
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			338,419
TOTAL JUST VALUE			338,419
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			314,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2209930	CO ISSUED	0	12/20/2022
22009930	NEW CONSTR	311,237	06/29/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/370	7/26/2024	SW	U	I	11	100
GRANTOR: CSMA SFR TRS HOLDINGS						
GRANTEE: FKH SFR M LP						
2701/1305	3/19/2024	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	0811	CONCRETE B	0	0	0	0		5.20	100	2022	2022	3	99	6,461	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022] W2 FOP=[YR=2022] N6 W8 S6 E8\$ W8	
FGR=[YR=2022] W20 S21 E19 N17 E1 N4\$ S4 W1 S17 W19 S19 E14	
FOP=[YR=2022] S6 E12 N6 W12\$ E16 N40\$ PTR= E10 FUS=[YR=2022] E30 S40 W16 S1 W14 N16 STR=[YR=2022] N4 E14 S4 W14\$ E14 N4 W14 N21\$ 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	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	0		PUD	40.00	127.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							