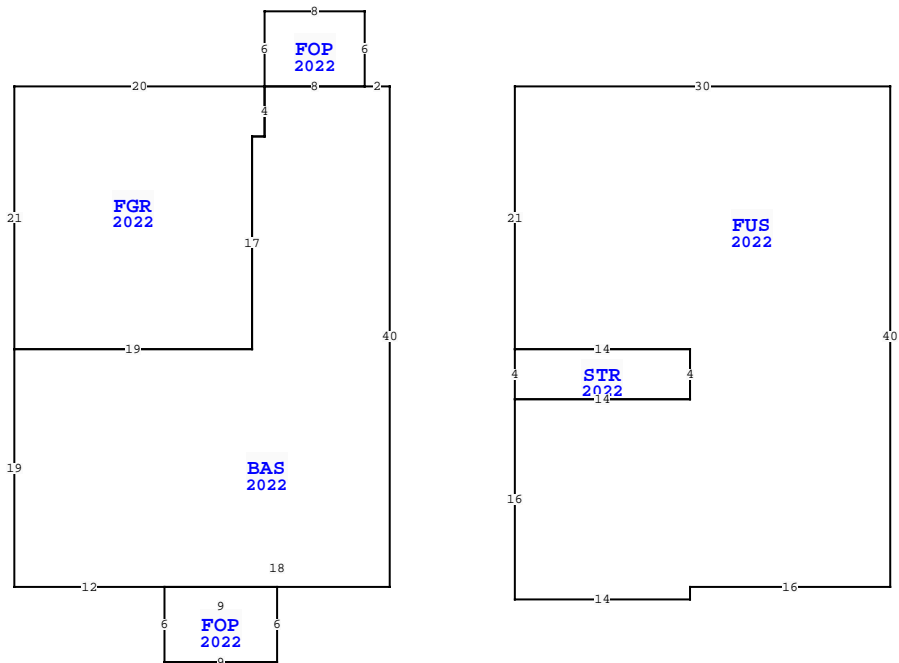


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	54	30	2022
FUS	1,158	100	2022
STR	56	10	2022
TOTALS	2,516		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,213	120.9075	120.91	267,574	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			266,236
TOTAL MARKET OB/XF VALUE			6,574
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			337,810
SOH/AGL Deduction			0
ASSESSED VALUE			337,810
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			337,810
TOTAL JUST VALUE			337,810
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			313,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2210395	CO ISSUED	0	12/21/2022
22010395	NEW CONSTR	310,633	07/07/2022

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
 2707/520 4/17/2024 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
1	0811	CONCRETE B	0	0	0	0	5.20	5.20	100	2022	2022

TOTAL OB/XF												6,574			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	000100	C	RES	0		PUD	40.00	127.00	1.00	LT	1.00				

BUILDING NOTES											
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 E12 FOP=[YR=2022] S6 E9 N6 W9\$ E18 N40\$ PTR= E10 FUS=[YR=2022] E30 S40 W16 S1 W14 N16 STR=[YR=2022] N4 E14 S4 W14\$ E14 N4 W14 N21\$ W10\$.											

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 E12 FOP=[YR=2022] S6 E9 N6 W9\$ E18 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				6,574			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T								
1	000100	C	RES	0		PUD	40.00	127.00	1.00	LT	1.00								