

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	3	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	1,171	100	2022
FGR	429	55	2022
FOP	63	30	2022
FOP	112	30	2022
FUS	1,322	100	2022
STR	52	10	2022
TOTALS	3,149		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,787	116.4240	116.42	324,463	2022	2022	0	0	0.50	99.50

1 SINGLE FAM - 0% - 2025 Heated Area: 2493 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			322,841
TOTAL MARKET OB/XF VALUE			5,220
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			393,061
SOH/AGL Deduction			0
ASSESSED VALUE			393,061
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			393,061
TOTAL JUST VALUE			393,061
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			363,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2210394	CO ISSUED	0	12/21/2022
22010394	NEW CONSTR	395,699	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
1	0811	CONCRETE B	0	0	0	1,014.00	SF	5.20	5.20	100	2022

TOTAL OB/XF												5,220												
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	127.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

BUILDING NOTES											
FGR=[YR=2022] W21 S1 FOP=[YR=2022] W9 S7 BAS=[YR=2022] S44 FOP=[YR=2022] S7 E16 N7 W16\$ E16 S8 E14 N37 W3 N3 W18 N12 W9\$ E9 N7\$ S19 E18 S3 E3 N23\$ PTR= E20 FUS=[YR=2022] E21 S53 W14 N1 W16 N24 STR=[YR=2022] N13 E4 S13 W4\$ E9 N20 N8\$ W20\$											

LAND DESCRIPTION												TOTAL OB/XF												5,220			
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	127.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000										