

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	50		
Exterior Wall	17	CB STUCCO	50		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LVT/LAMNT	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		3.5	100		
Frame	02	WOOD FRAME	100		
Stories	2.	2.	100		
Units		0	100		
Occupancy	00	NONE	100		
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	05		
NEIGHBORHOOD/LOC	5005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,342	100	2005	1,342	123,467
FGR	418	55	2005	230	21,161
FOP	132	30	2005	40	3,680
FUS	1,679	100	2005	1,679	154,472
USP	180	30	2006	54	4,968
TOTALS	3,751			3,345	307,748

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2024		340,053	2005	2005	0	0	9.50	90.50
					Heated Area: 3021						
					HX Base Yr						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			307,748
TOTAL MARKET OB/XF VALUE			5,224
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			367,972
SOH/AGL Deduction			0
ASSESSED VALUE			367,972
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			367,972
TOTAL JUST VALUE			367,972
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			352,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009694	REPAIR/RRF	9,500	06/23/2022
R0507611	REPAIR/RRF	8,000	05/01/2005
E0514938	ELEC OTHER	2,000	05/01/2005
M0509721	H/AC	0	05/01/2005
B0515200	NEW CONSTR	211,690	05/01/2005
P0509431	OTHER	0	05/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2621/0995	2/23/2023	WD	U	I	11	100
GRANTOR: P5 2021-2 BORROWER LL						
GRANTEE: PROGRESS RESIDENTIA						
2537/0631	1/27/2022	SW	Q	I	05	613,000
GRANTOR: ZILLOW HOMES PROPERTY						
GRANTEE: P5 2021-2 BORROWER						

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	2005	2005	3	84	5,224	

TOTAL OB/XF															
										5,224					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2005] W9 USP=[YR=2006] N10 W18 S10 E18\$ W31 S22									
FGR=[YR=2005] S22 E18 FOP=[YR=2005] S6 E22 N6W22\$ E1 N22 W19\$									
E19 S22E21 N44\$ PTR=E15 FUS=[YR=2005] E40 S44 W15 N18 W3 S9									
W3 S9 W19 N44\$ W15\$.									

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							