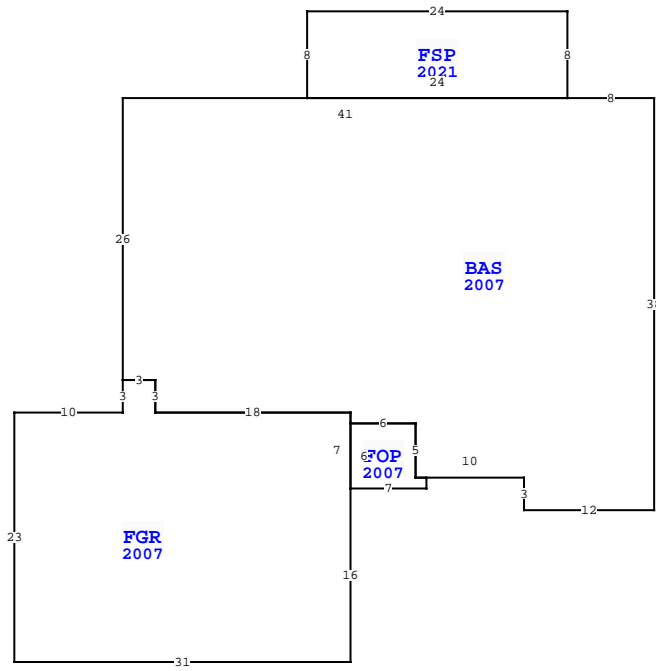


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 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	1,586 100 2007 1,586 174,926
FGR	722 55 2007 397 43,786
FOP	37 30 2007 11 1,213
FSP	192 40 2021 77 8,493
TOTALS	2,537 2,071 228,419

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,071	120.5400	120.54	249,638	2007	2007	0	0	0	8.50	91.50
1 SINGLE FAM - 0% - 2025 Heated Area: 1586 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			228,419
TOTAL MARKET OB/XF VALUE			3,811
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			287,230
SOH/AGL Deduction			0
ASSESSED VALUE			287,230
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			287,230
TOTAL JUST VALUE			287,230
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			277,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18159	ELEC OTHER	1,500	10/01/2006
M12119	MECH OTHER	0	10/01/2006
P11419	OTHER	0	08/01/2006
C18257	CO ISSUED	0	07/01/2006
R09554	REPAIR/RRF	2,000	07/01/2006
B18257	NEW CONSTR	159,654	07/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2716/1158	6/05/2024	SW	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 2024-2 BOR						
2650/1653	6/27/2023	WD	Q	I	01	330,000
GRANTOR: BUCKLES RALPH T & EMI						
GRANTEE: SFR JV-2 PROPERTY L						

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	0812	CONCRETE C	0	0	0	0		4.00	100	2007	2007	3 87	3,811	

BLD DATE				XF DATE				INC DATE			
09/26/2007				JM				LGL DATE			
								LAND DATE			
								AG DATE			

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2007] W8 FSP=[YR=2021] N8 W24 S8 E24\$ W41 S26												
FGR=[YR=2007] S3 W10 S23 E31 N16 FOP=[YR=2007] E7 N1 W1 N5												
W6 S6\$ N7 W18 N3 W3\$ E3 S3 E18 S1 E6 S5 E10 S3 E12 N38\$.												

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								