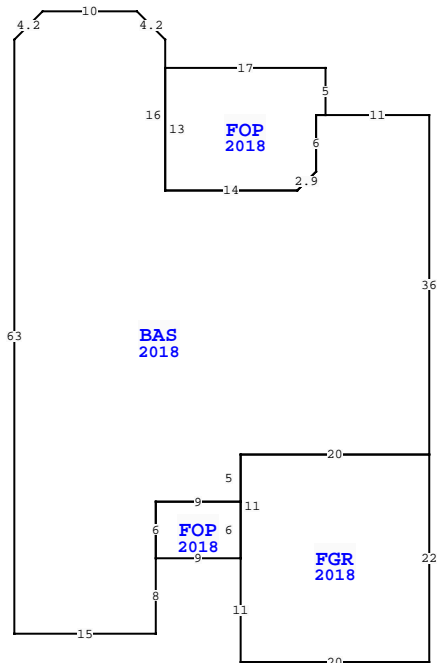


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	5014.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,955	100	2018
FGR	440	55	2018
FOP	54	30	2018
FOP	211	30	2018
TOTALS	2,660		

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									
				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			261,454
TOTAL MARKET OB/XF VALUE			8,006
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			324,460
SOH/AGL Deduction			0
ASSESSED VALUE			324,460
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			324,460
TOTAL JUST VALUE			324,460
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			312,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1800441	CO ISSUED	0	06/15/2018
1800441	NEW CONSTR	276,363	01/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/1091	4/05/2023	WD Q	Q	I	01	375,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: TERRELL NATHANIEL J						
2554/0391	4/05/2022	WD U	U	I	37	425,400
GRANTOR: JOHNSON DAVID & BARBA						
GRANTEE: OPENDOOR PROPERTY T						

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	0810	CONCRETE A	0	0	0	717.00	SF	6.50	6.50	100	2018	2018	3	97	4,521	
2	0476	VF 6 SBPL	0	0	0	109.00	LF	32.00	32.00	100	2018	2018	3	92	3,209	
3	0470	VNVL GATE	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2018] W11 FOP=[YR=2018] N5 W17 S13 E14 U2 R2 N6 E1\$ W1 S6 D2 L2 W14 N16 U3 L3 W10 D3 L3 S63 E15 N8 FOP=[YR=2018] E9 FGR=[YR=2018] S11 E20 N22 W20 S11\$ N6 W9 S6\$ N6 E9 N5 E20 N36\$.	

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	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	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								