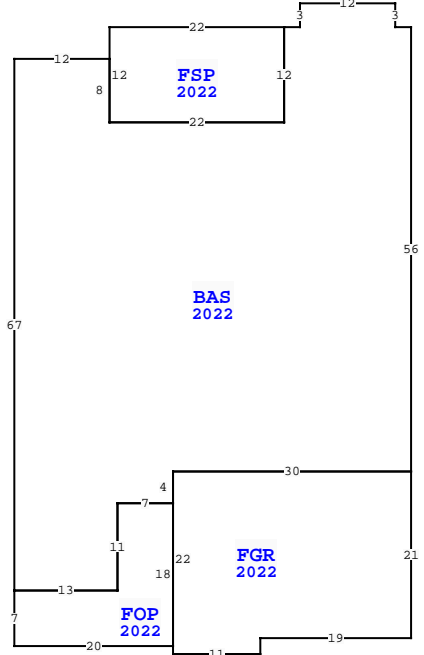




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	90
Interior Floor	14	CARPET	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units	0	100	
Occupancy	00	NONE	100
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,747	100	2022
FGR	652	55	2022
FOP	217	30	2022
FSP	264	40	2022
TOTALS	3,880		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,277	118.2844	156.14	511,671	2022	2022	0	0	0.50	99.50
1 SNGL FAM - 100% - 2023 Heated Area: 2747 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			509,113
TOTAL MARKET OB/XF VALUE			42,438
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			751,551
SOH/AGL Deduction			180,934
ASSESSED VALUE			570,617
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			519,895
TOTAL JUST VALUE			751,551
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			727,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005925	POOL ENCL	12,000	05/08/2023
23001004	SWIM POOL	96,000	01/24/2023
22017467	CO ISSUED	0	11/28/2022
21017174	NEW CONSTR	454,752	12/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2609/0300	11/29/2022	WD	Q	I	01	822,700
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: ALBERSTADT NORBERT						
2457/1754	4/30/2021	SW	Q	V	05	3,319,000
GRANTOR: AW VENTURE I LLC ET A						
GRANTEE: RIVERSIDE HOMES OF						

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	0855	CONC PAVR	0	100	0	1,044.00	SF	10.00	10.00	100	2022	2022	3	99	10,336	
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
3	0861	POOL GUNIT	0	100	11	154.00	SF	85.00	85.00	100	2024	2023		98	12,828	
4	0912	SCRN RM G	0	100	25	550.00	SF	20.00	20.00	100	2024	2023		97	10,670	
5	0857	SANDSTONE/	0	100	0	414.00	SF	16.00	16.00	100	2024	2023		100	6,624	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/17/2024	MLU

BUILDING NOTES	
BAS=[YR=2022;ORIG=0,0] W2 N3 W12 S3 W2 S12 W22 N8 W12 S67 E13 N11 E7 N4 E30 N56 \$	
FGR=[YR=2022;ORIG=-30,78] S1 E11 N2 E19 N21 W30 S22 \$	
FSP=[YR=2022;ORIG=-16,0] W22 S12 E22 N12 \$	
FOP=[YR=2022;ORIG=-50,71] S7 E20 N18 W7 S11 W13 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 42,438																								
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	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							