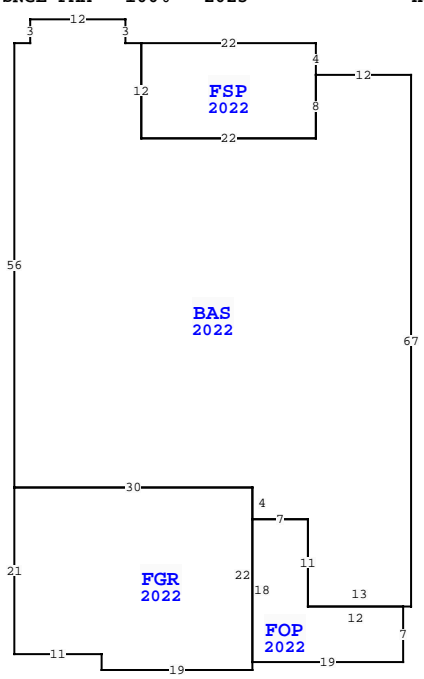




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	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	668	55	2022
FOP	210	30	2022
FSP	264	40	2022
TOTALS	3,889		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2023		510,769	2022	2022	0	0	0.50	99.50
				Heated Area: 2747							
					HX Base Yr						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			508,215
TOTAL MARKET OB/XF VALUE			16,420
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			724,635
SOH/AGL Deduction			248,014
ASSESSED VALUE			476,621
TOTAL EXEMPTION VALUE	13		476,621
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			724,635
NCON VALUE			6,500
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			693,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016565	CO ISSUED	0	11/04/2022
21017176	NEW CONSTR	458,942	12/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2604/0759	11/07/2022	WD Q	Q	I	01	760,700
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: JIMENEZ ALFREDO & A						
2457/1754	4/30/2021	SW Q	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
1	0855	CONC PAVER	0	100	0	1,002.00	SF	10.00	10.00	100	2022
2	0855	CONC PAVER	0	100	0	650.00	SF	10.00	10.00	100	2025

TOTAL OB/XF												16,420			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT	1.00				

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

BUILDING DIMENSIONS											
BAS=[YR=2022] W12 FSP=[YR=2022] N4 W22 S12 E22 N8\$ S8 W22 N12 W2 N3 W12 S3 W2 S56 FGR=[YR=2022] S21 E11 S2 E19 N1 FOP=[YR=2022] E19 N7 W12 N11 W7 S18\$ N22 W30\$ E30 S4 E7 S11 E13 N67\$.											

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	% 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							