



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
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 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,859	100	2004	1,859	236,342
FGR	439	55	2004	241	30,640
FOP	78	30	2004	23	2,924
FOP	104	30	2004	31	3,941
TOTALS	2,480			2,154	273,847

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	615.00	SF	5.20	5.20	
3	0462	ST/AL FNC	0	0	156	0	624.00	SF	10.00	10.00	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,154	107.0160	141.26	304,274	2004	2004	0	0	0	10.00	90.00	
1 SNGL FAM - 0% - 2023 Heated Area: 1859 HX Base Yr													
BLD DATE: 04/23/2025 MLU													

TOTAL OB/XF													
8,393													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	273,847		
TOTAL MARKET OB/XF VALUE	8,393		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	367,240		
SOH/AGL Deduction	0		
ASSESSED VALUE	367,240		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	367,240		
TOTAL JUST VALUE	367,240		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	344,487		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2554/0860	4/07/2022	QC	U	I	11	100	
GRANTOR: SFR JV-2 PROPERTY LLC							
GRANTEE: SFR JV-2 2022-1 BOR							
2507/0615	10/20/2021	WD	Q	I	01	334,900	
GRANTOR: ZILLOW HOMES PROPERTY							
GRANTEE: SFR JV-2 PROPERTY L							

BUILDING NOTES											

BUILDING DIMENSIONS											
FOP=[YR=2004] W13 S8 BAS=[YR=2004] W27 S57 E11 FOP=[YR=2004] S4 E9 N1 FGR=[YR=2004] E20 N20 W7 N3 W13 S23 \$ N9 W7 S6 W2 \$ E2 N6 E7 N14 E13 S3 E7 N40 W13 \$ E13 N8 \$.											