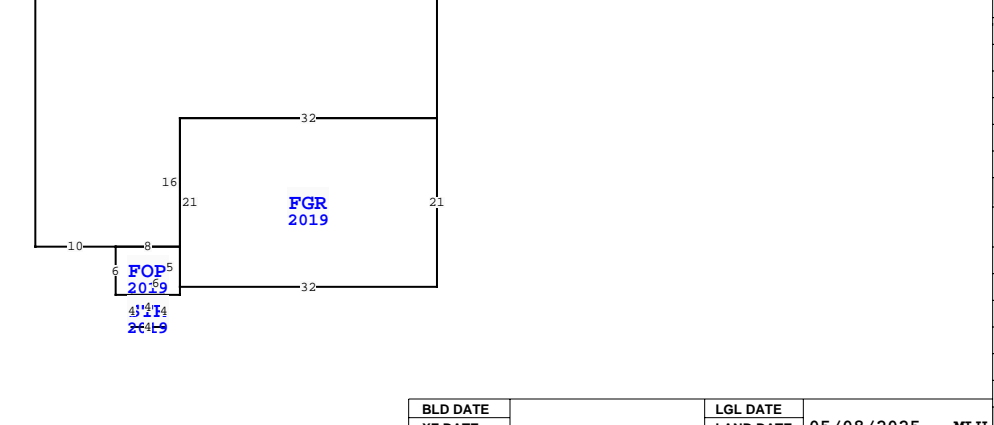


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,601	107.8200	170.36	613,466	2019	2019	0	0	0	2.50	97.50

1 SFR CUST - 100% - 2023 Heated Area: 3124 HX Base Yr 2023



Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,708	100
FGR	672	55
FOP	48	30
FSP	217	40
FUS	416	100
STR	16	10
STR	38	10
TOTALS	4,115	

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		598,129
TOTAL MARKET OB/XF VALUE		23,228
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		741,357
SOH/AGL Deduction		117,229
ASSESSED VALUE		624,128
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		573,406
TOTAL JUST VALUE		741,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		693,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1804930	CO ISSUED	0	05/28/2019
B1804930	NEW CONSTR	413,442	05/15/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2583/0843	8/04/2022	WD Q	Q	I	02	840,000
GRANTOR: KINARIWALA SMRUTI J						
2314/0233	10/23/2019	WD Q	Q	I	02	495,600
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: KINARIWALA SMRUTI J						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
2	0855	CONC PAVER	0	100	0	2,041.00	SF	10.00	10.00	100	2019	2019	3	97	19,798	

BUILDING NOTES		
BLD DATE		
LGL DATE		
LAND DATE		
AG DATE		
05/08/2025 MLU		

BUILDING DIMENSIONS												
BAS=[YR=2019] W18 FSP=[YR=2019] W17 S13 E14 U3 R3 N10\$ S10 D3 L3 W14 N13 U3 L3 W9 D3 L3 S68 E10 FOP=[YR=2019] S6 E2 STR=[YR=2019] S4 E4 N4 W4\$ E6 N1 FGR=[YR=2019] E32 N21 W32 S21\$ N5 W8\$ E8 N16 E32 N52\$ PTR= E15 FUS=[YR=2019] E16 STR=[YR=2019] E4 S8 W6 N3 E2 N5\$ S5 W2 S24 W14 N29\$ W15\$.												

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.60	200,000.00	120,000.00	120,000								