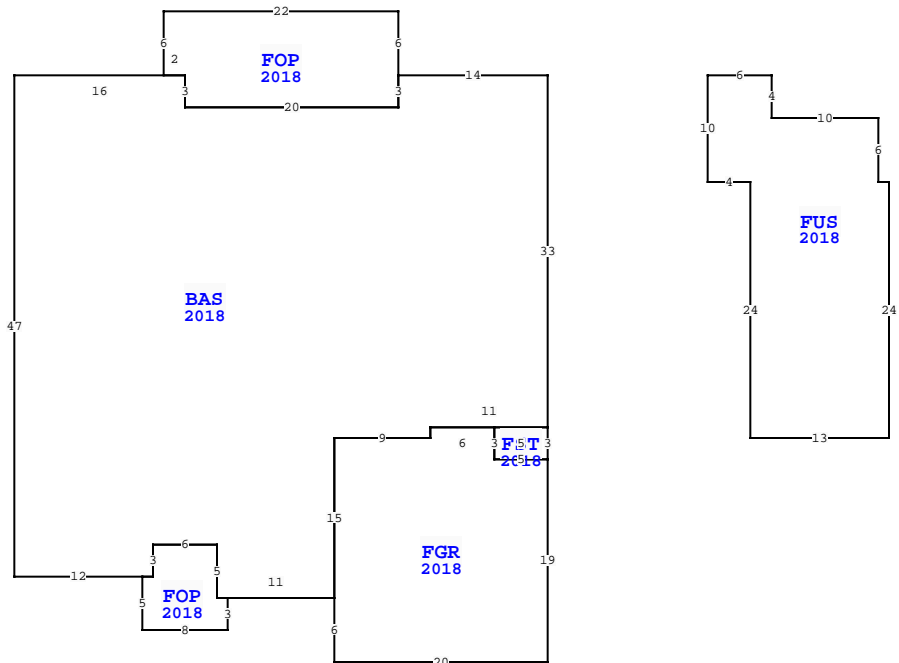


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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
BAS	2,023	100	2018
FGR	416	55	2018
FOP	56	30	2018
FOP	192	30	2018
FST	15	55	2018
FUS	432	100	2018
TOTALS	3,134		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,767	113.3760	149.66	414,109	2018	2018	0	0	3.00	97.00
1 SNGL FAM - 0% - 2023 Heated Area: 2455 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			401,686
TOTAL MARKET OB/XF VALUE			9,247
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			495,933
SOH/AGL Deduction			0
ASSESSED VALUE			495,933
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			495,933
TOTAL JUST VALUE			495,933
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			466,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1709198	CO ISSUED	0	03/09/2018
B1709198	NEW CONSTR	314,906	10/18/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2598/1807	9/29/2022	WD	U	I	11	100
GRANTOR: SFR V TRANCHE 3 BORRO						
GRANTEE: PROGRESS RESIDENTIA						
2557/1623	2/10/2022	SW	U	I	11	100
GRANTOR: ZILLOW HOMES PROPERTY						
GRANTEE: SFR V TRANCHE 3 BOR						

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	0811	CONCRETE B	0	0	0	0	568.00	SF	5.20	5.20	100	2018	2018	3	97	2,865	
2	0810	CONCRETE A	0	0	0	0	72.00	SF	6.50	6.50	100	2018	2018	3	97	454	
3	0476	VF 6 SBPL	0	0	0	0	192.00	LF	32.00	32.00	100	2018	2018	3	92	5,652	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	
TOTAL OB/XF															9,247		

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/23/2025	MLU

BUILDING NOTES	
BAS=[YR=2018] W14 FOP=[YR=2018] N6 W22 S6 E2 S3 E20 N3\$ S3 W20 N3 W16 S47 E12 FOP=[YR=2018] S5 E8 N3 W1 N5 W6 S3 W1\$ E1 N3 E6 S5 E11 FGR=[YR=2018] S6 E20 N19 FST=[YR=2018] N3 W5 S3 B5\$ W5 N3 W6 S1 W9 S15\$ N15 E9 N1 E11 N33\$ PTR=E15 FUS=[YR=2018] E6 S4 E10 S6 E1 S24 W13 N24 W4 N10\$ 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	DPH 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	85,000.00	85,000.00	85,000							