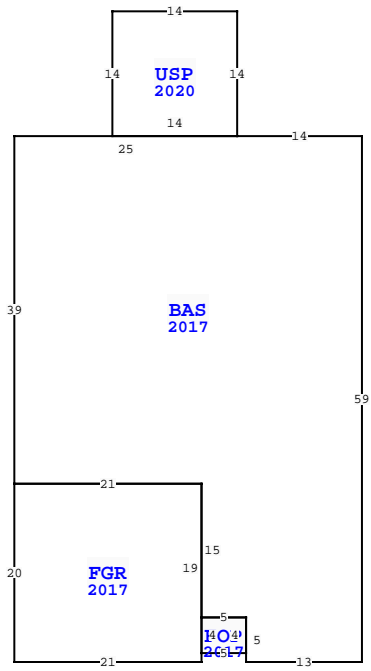


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	10 ABOVE AVG 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 60				
Interior Floo	11 CLAY TILE 40				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
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	4144.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2017	1,856	201,492
FGR	420	55	2017	231	25,078
FOP	20	30	2017	6	652
USP	196	30	2020	59	6,405
TOTALS	2,492			2,152	233,626

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	- 0%	- 2023									Heated Area: 1856	HX Base Yr



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			233,626
TOTAL MARKET OB/XF VALUE			2,736
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			321,362
SOH/AGL Deduction			0
ASSESSED VALUE			321,362
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			321,362
TOTAL JUST VALUE			321,362
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			312,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2006669	SCRN ENCLSR 14X14	5,000	08/01/2020
17004259	CO ISSUED	0	05/12/2017
1700621	NEW CONSTR	0	01/30/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2566/0826	5/25/2022	WD U	I	I	37	453,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: FKH SFR PROPCO K LP						
2556/0856	4/13/2022	WD U	I	I	37	409,800
GRANTOR: RODRIGUEZ JOANNE T &						
GRANTEE: OPENDOOR PROPERTY T						

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	5.20	5.20	100	2017	2017	3	96	2,736	

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

BUILDING DIMENSIONS			
BAS=[YR=2017]	W14	USP=[YR=2020]	N14 W14 S14 E14\$ W25 S39
FGR=[YR=2017]	S20	E21	N1 FOP=[YR=2017] E5 N4 W5 S4\$ N19 W21\$
	E21	S15	E5 S5 E13 N59 \$.

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							