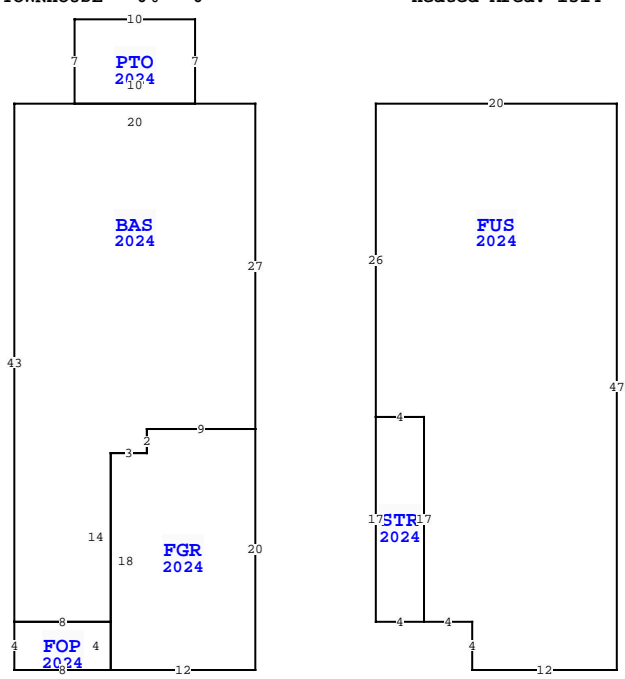


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	30 VINYL 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	11 CLAY TILE 50				
Interior Floor	14 CARPET 50				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2.5 100				
Frame	02 WOOD FRAME 100				
Stories	2. 2. 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	4037.100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	674	100	2024	674	75,244
FGR	234	55	2024	129	14,402
FOP	32	30	2024	10	1,116
FUS	840	100	2024	840	93,776
PTO	70	5	2024	4	447
STR	68	10	2024	7	782
TOTALS	1,918			1,664	185,765

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	TOWNHOUSE	- 0%	- 0		114.50	190,528	2018	2018	0	0	2.50	97.50
				Heated Area: 1514			HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		185,765
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		235,765
SOH/AGL Deduction		0
ASSESSED VALUE		235,765
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		235,765
TOTAL JUST VALUE		235,765
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		226,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2481/0083	6/23/2021	WD	Q	I	02	210,000
GRANTOR: KHAMCHAREON VITHOON						
GRANTEE: BITTINGER JEAN & KE						
2218/0678	8/10/2018	WD	Q	I	01	172,500
GRANTOR: SCHNEIDER JOSEPH M &						
GRANTEE: KHAMCHAREON VITHOON						

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/30/2025	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2024;ORIG=-60,-15] E20 S27 W9 S2 W3 S14 W8 N43 \$														
FGR=[YR=2024;ORIG=-49,14] N2 E9 S20 W12 N18 E3 \$														
FOP=[YR=2024;ORIG=-60,28] E8 S4 W8 N4 \$														
FUS=[YR=2024;ORIG=-30,-15] E20 S47 W12 N4 W4 N17 W4 N26 \$														
STR=[YR=2024;ORIG=-30,11] E4 S17 W4 N17 \$														
PTO=[YR=2024;ORIG=-55,-22] E10 S7 W10 N7 \$														

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000310	C	TOWNHOUSE	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							