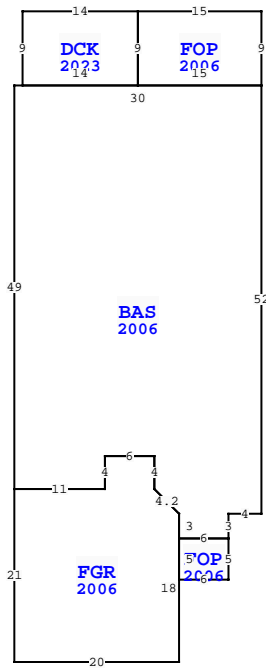


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	30 VINYL 70				
Exterior Wall	16 WD FR STUC 30				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	11 CLAY TILE 60				
Interior Floor	13 LVT/LAMNT 40				
Air Condition	03 CENTRAL 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	04 Quality Level 04				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	4038.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,499	100	2006	1,499	168,949
DCK	126	10	2023	13	1,465
FGR	440	55	2006	242	27,275
FOP	30	30	2006	9	1,014
FOP	135	30	2006	40	4,508
TOTALS	2,230			1,803	203,212

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%	- 2025		222,454	2006	2006	0	0	8.65	91.35
					Heated Area: 1499	HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			203,212
TOTAL MARKET OB/XF VALUE			5,062
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			273,274
SOH/AGL Deduction			0
ASSESSED VALUE			273,274
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			273,274
TOTAL JUST VALUE			273,274
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			269,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10671	H/AC	0	03/20/2006
E15824	NEW CONSTR	1,500	09/01/2005
P10088	NEW CONSTR	0	09/01/2005
C15769	CO ISSUED	157,455	08/01/2005
R08032	REPAIR/RRF	1,500	08/01/2005
B15769	NEW CONSTR	157,455	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2716/1146	6/05/2024	SW	U	I	11	100
GRANTOR: SFR JV-2 NTL BORROWER						
GRANTEE: SFR JV-2 2024-2 BOR						
2597/0846	10/17/2022	WD	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 NTL BORROW						

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	0810	CONCRETE A	0	0	36	16	576.00	SF	6.50	6.50	100	2006	2006	3	86	3,220	
2	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	2006	2006	3	86	335	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	66	198	
4	0476	VF 6 SBPL	0	0	0	0	62.00	LF	32.00	32.00	100	2006	2006	3	66	1,309	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/13/2025	MLU

BUILDING NOTES	
BAS=[YR=2006;ORIG=0,0] N3 E4 N52 W30 S49 E11 N4 E6 S4 D3R3 S3 E6 \$	
FGR=[YR=2006;ORIG=-26,-6] S21 E20 N18 U3L3 N4 W6 S4 W11 \$	
FOP=[YR=2006;ORIG=4,-55] N9 W15 S9 E15 \$	
FOP=[YR=2006;ORIG=-6,0] S5 E6 N5 W6 \$	
DCK=[YR=2023;ORIG=-11,-64] W14 S9 E14 N9 \$	

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	65,000.00	65,000.00	65,000							