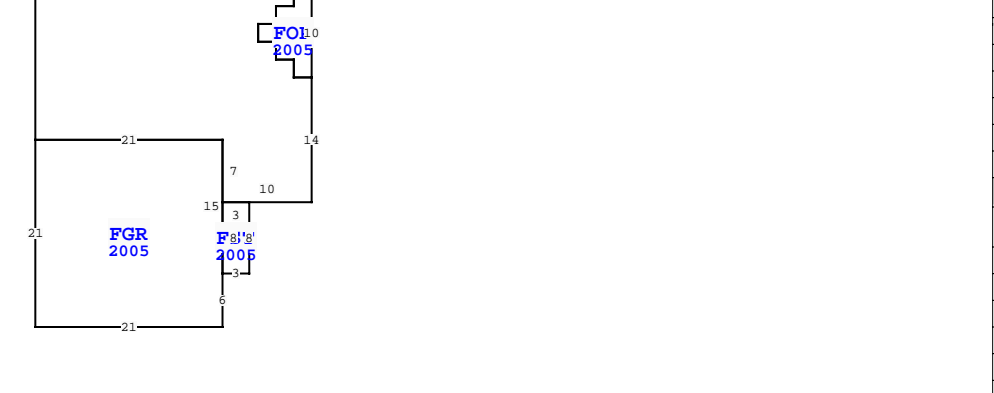




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	20 FACE BRICK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

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%	- 2024								
Heated Area: 1400						HX Base Yr					



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	1,400	100	2005	1,400	144,999
FGR	441	55	2005	243	25,168
FOP	36	30	2005	11	1,139
FOP	150	30	2020	45	4,661
FST	24	55	2005	13	1,347
TOTALS	2,051			1,712	177,313

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			177,313
TOTAL MARKET OB/XF VALUE			2,573
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			244,886
SOH/AGL Deduction			0
ASSESSED VALUE			244,886
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			244,886
TOTAL JUST VALUE			244,886
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			235,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B203559	FOP 10X15	1,500	05/13/2020
E14535	NEW CONSTR	2,000	03/01/2005
M09419	H/AC	0	03/01/2005
P09053	NEW CONSTR	0	02/01/2005
R046922	REPAIR/RRF	5,000	12/01/2004
B0414140	NEW CONSTR	105,336	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/0589	3/13/2023	QC	U	I	11	100
GRANTOR: JVA IL LLC						
GRANTEE: DB MIM I LLC						
2475/1374	6/17/2021	QC	U	I	11	100
GRANTOR: JVA ONE LLC						
GRANTEE: JVA IL LLC						

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	100	2005	2005	3	84	2,573	

BUILDING NOTES			

BUILDING DIMENSIONS
BAS=[YR=2005] W16 FOP=[YR=2020] N6 W15 S10 E15 N4\$ S4 W15 S42 FGR=[YR=2005] S21 E21 N6 FST=[YR=2005] E3 N8 W3 S8\$ N15 W21\$ E21 S7 E10 N14 FOP=[YR=2005] N10 W2 S2 W2 S2 W2 S2 E2 S2 E2 S2 E2\$ W2 N2 W2 N2 W2 N2 E2 N2 E2 N2\$ .

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							