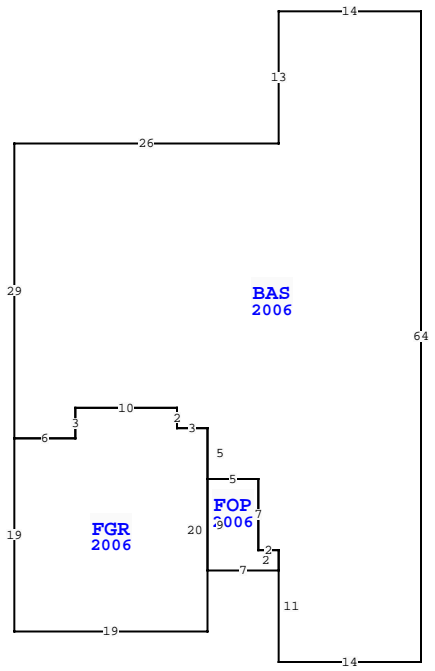




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	30 VINYL 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LVT/LAMMT 70				
Interior Floor	11 CLAY TILE 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
Occupancy	00 NONE 100				
Quality	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	1,659	100	2006	1,659	175,418
FGR	394	55	2006	217	22,945
FOP	49	30	2006	15	1,586
TOTALS	2,102			1,891	199,949

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									
Heated Area: 1659						HX Base Yr						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			199,949
TOTAL MARKET OB/XF VALUE			4,265
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			269,214
SOH/AGL Deduction			0
ASSESSED VALUE			269,214
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			269,214
TOTAL JUST VALUE			269,214
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			249,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12021	H/AC	0	09/01/2006
E17781	NEW CONSTR	2,000	08/01/2006
P11401	NEW CONSTR	0	08/01/2006
C18226	CO ISSUED	138,072	07/01/2006
R09539	REPAIR/RRF	5,000	07/01/2006
B18226	NEW CONSTR	138,072	07/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2770/1193	1/07/2025	SW	Q	I	01	291,000
GRANTOR: RCAF ACQUISITION TRU						
GRANTEE: PHILLIPS PAUL BRODI						
2732/972	8/13/2024	QC	U	I	11	100
GRANTOR: DLJ MORTGAGE CAPITAL						
GRANTEE: RCAF ACQUISITION 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	0810	CONCRETE A	0	0	8	10			6.50	100	2006	2006	3	86	447	
2	0810	CONCRETE A	0	0	38	16			6.50	100	2006	2006	3	86	3,399	
3	0810	CONCRETE A	0	0	25	3			6.50	100	2006	2006	3	86	419	

TOTAL OB/XF													4,265											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] N64 W14 S13 W26 S29 FGR=[YR=2006] S19 E19 N20 W3N2 W10 S3 W6\$ E6N3E10S2 E3 S5 FOP=[YR=2006] S9E7N2W2N7W5\$ E5 S7 E2 S11 E14\$.	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							