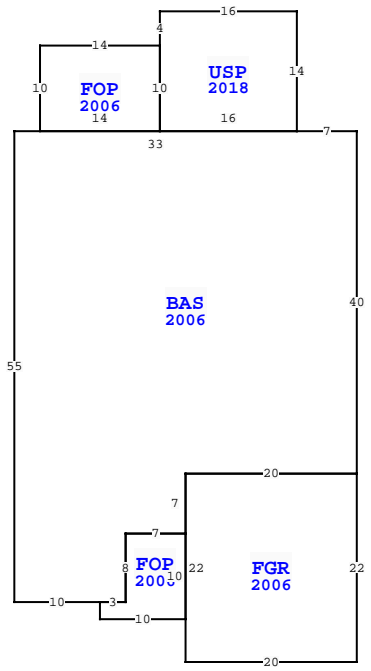




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating 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
BAS	1,844	100	2006
FGR	440	55	2006
FOP	76	30	2006
FOP	140	30	2006
USP	224	30	2018
TOTALS	2,724		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2022		243,980	2006	2006	0	0	8.65	91.35
				Heated Area: 1844			HX Base Yr 2022				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			222,876
TOTAL MARKET OB/XF VALUE			8,995
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			296,871
SOH/AGL Deduction			205,960
ASSESSED VALUE			90,911
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			40,189
TOTAL JUST VALUE			296,871
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			287,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18001	NEW CONSTR	2,000	09/01/2006
M12023	H/AC	0	09/01/2006
C18394	CO ISSUED	155,100	08/01/2006
B18394	NEW CONSTR	155,100	08/01/2006
P11479	NEW CONSTR	0	08/01/2006
R09628	REPAIR/RRF	5,000	08/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2513/0838	10/29/2021	WD Q	Q	I	01	350,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: LENNON RALPH G & SH						
2494/0835	9/01/2021	WD U	U	I	37	313,900
GRANTOR: ARMSTRONG JAMES B &						
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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006
2	0810	CONCRETE A	0 100	62	16	992.00	SF	6.50	6.50	100	2006
3	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50	100	2006

TOTAL OB/XF											
8,995											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	

BUILDING NOTES											
GRANTOR: OPENDOOR PROPERTY TRU											
GRANTEE: LENNON RALPH G & SH											
GRANTOR: ARMSTRONG JAMES B &											
GRANTEE: OPENDOOR PROPERTY T											

BUILDING DIMENSIONS											
FGR=[YR=2006] N22 BAS=[YR=2006] N40 W7 USP=[YR=2018] N14 W16 S4 FOP=[YR=2006] W14 S10 E14 N10\$ S10 E16\$ W33 S55 E10 FOP=[YR=2006] S2 E10 N10 W7 S8 W3\$E3 N8 E7 N7 E20\$W20 S22 E20\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	