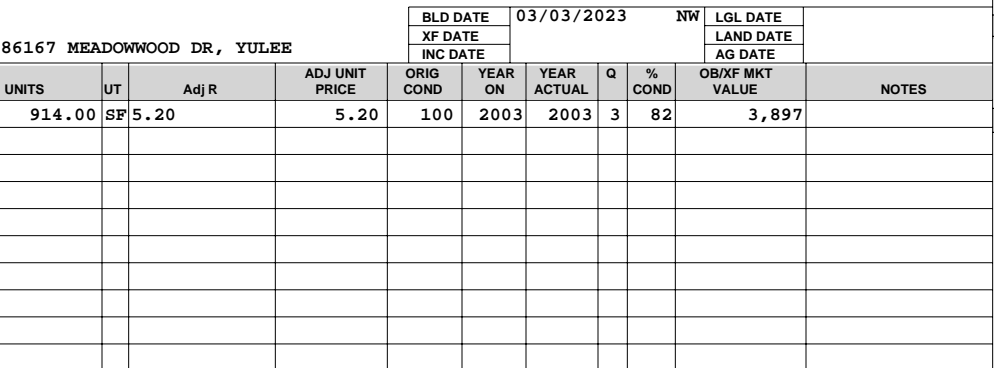


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	
0900	01	2,932	92.2140	121.72	356,883	2003	2003	0	0	10.15	89.85	
1 SNGL FAM - 0% - 2025 Heated Area: 2594 HX Base Yr												



Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4045.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,018	100
FGR	528	55
FOP	35	30
FOP	128	30
FUS	576	100
TOTALS	3,285	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			320,659
TOTAL MARKET OB/XF VALUE			3,897
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			389,556
SOH/AGL Deduction			0
ASSESSED VALUE			389,556
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			389,556
TOTAL JUST VALUE			389,556
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			374,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP036331	NEW CONSTR	175,867	06/02/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2773/1464	3/04/2025	SW	U	I	11	100

GRANTOR: FEDERAL HOME LOAN MOR
GRANTEE: FINN SCOTT & SHERRI
2761/777 4/30/2024 QC U I 11 100
GRANTOR: NEW AMERICAN FUNDING
GRANTEE: FEDERAL HOME LOAN M

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
1	0811	CONCRETE B	0	0	0	0		5.20	100	2003	2003	3

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
03/03/2023			NW		

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2003] W16 FOP=[YR=2003] W16 S8 E16 N8\$ S8 W16 N8 W17 S43 FGR=[YR=2003] S24 E22 N24 W22\$ E29 FOP=[YR=2003] S5 E7 N5 W7\$ E7 S3 E13 N46\$ PTR=E10 FUS=[YR=2003] E16 S36 W16 N36\$ W10\$.												

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	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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								