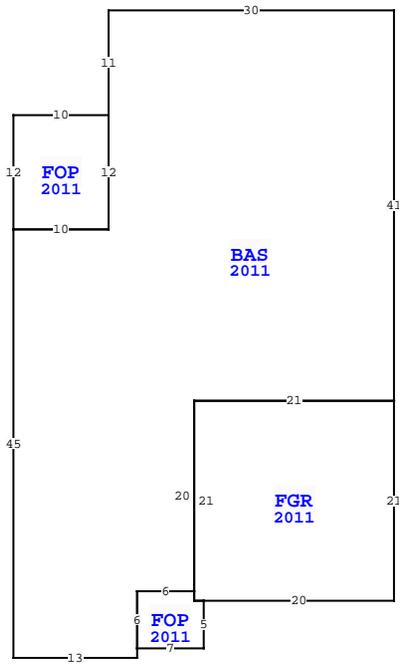


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 80	
Exterior Wall	16	WD FR STUC 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame		N/A 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4068.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,881	100	2011
FGR	441	55	2011
FOP	41	30	2011
FOP	120	30	2011
TOTALS	2,483		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,172	120.8438	120.84	262,464	2011	2011	0	0	6.10	93.90	
1 SINGLE FAM - 0% - 2025 Heated Area: 1881 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			246,454
TOTAL MARKET OB/XF VALUE			5,217
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			336,671
SOH/AGL Deduction			0
ASSESSED VALUE			336,671
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			336,671
TOTAL JUST VALUE			336,671
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			295,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23636	CO ISSUED	0	10/28/2011
P14746	NEW CONSTR	0	04/01/2011
E22915	NEW CONSTR	0	09/01/2010
E22718	ELEC OTHER	0	06/01/2010
E22718	ELEC OTHER	0	06/01/2010
M15422	H/AC	0	06/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2778/211	3/26/2025	WD	U	I	37	300,000
GRANTOR: ARMM ASSET COMPANY 2						
GRANTEE: DOOR HOLDINGS 2024						
2775/934	3/18/2025	SW	U	I	30	717,000
GRANTOR: ARMM ASSETS 2 LLC						
GRANTEE: ARMM ASSET COMPANY						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	0	670.00	SF	5.20	5.20	100	2011
2	0479	VF PICKET	0	0	0	0	200.00	LF	10.00	10.00	100	2016
3	0470	VVNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016
TOTALS												

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/25/2025	MLU

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2011] W30 S11 FOP=[YR=2011] W10 S12 E10 N12 \$ S12 W10 S45 E13 N1 FOP=[YR=2011] E7 N5 FGR=[YR=2011] E20 N21 W21 S21 E1 \$ W1 N1 W6 S6 \$ N6 E6 N20 E21 N41 \$.												

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	85,000.00	85,000.00	85,000								