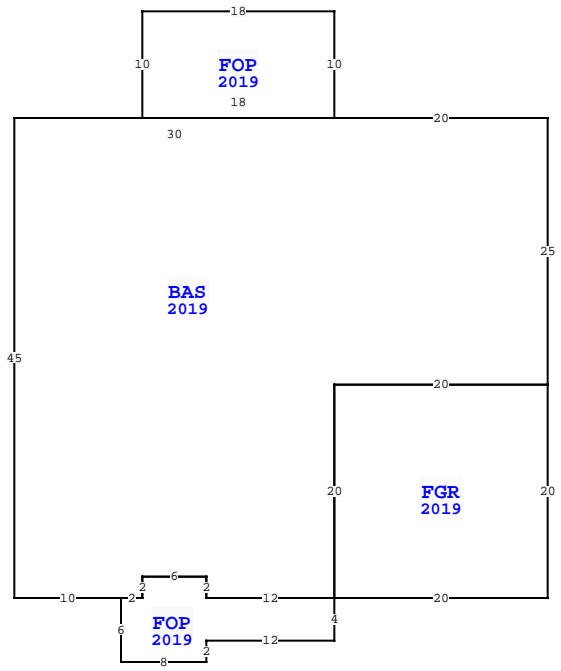




ELEMENT		CD	CONSTRUCTION	
Exterior Wall	31	HARDIE BRD	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	13	LVT/LAMMT	50	
Interior Floor	14	CARPET	50	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4035.0100			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA
BAS	1,838	100	2019	1,838
FGR	400	55	2019	220
FOP	108	30	2019	32
FOP	180	30	2019	54
TOTALS	2,526			2,144

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,144	122.8430	122.84	263,369	2019	2019	0	0	2.00	98.00		
1 SINGLE FAM - 0% - 0 Heated Area: 1838 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			258,102
TOTAL MARKET OB/XF VALUE			3,392
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			346,494
SOH/AGL Deduction			46,854
ASSESSED VALUE			299,640
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			299,640
TOTAL JUST VALUE			346,494
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			324,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907277	CO ISSUED	0	10/04/2019
B1907277	NEW CONSTR	251,441	07/09/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2325/0963	12/13/2019	WD Q	Q	I	02	245,000

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: SALERNO OPPORTUNITY

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2019] W20 FOP=[YR=2019] N10 W18 S10 E18\$ W30 S45 E10 FOP=[YR=2019] S6 E8 N2 E12 N4 W12 N2 W6 S2 W2\$ E2 N2 E6 S2 E12 FGR=[YR=2019] E20 N20 W20 S20\$ N20 E20 N25\$.	

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	18	3		54.00	6.50	100	2019	2019	3	97	340	
2	0810	CONCRETE A	0	0	0			484.00	6.50	100	2019	2019	3	97	3,052	

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							