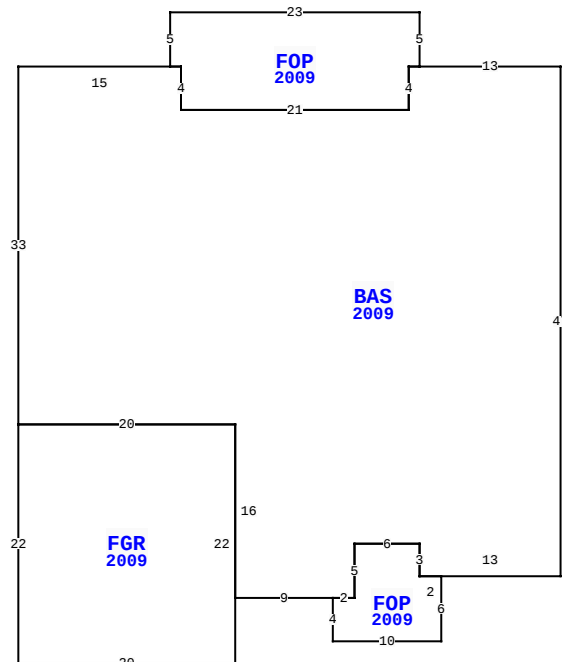




BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
Exterior Wall	05	AVERAGE 70	0100	01	2,314	125.2097	125.21	289,736	2009	2009	0	0	0	7.15	92.85	VALUATION BY	STANDARD									
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 0% - 2024														Heated Area: 1990		HX Base Yr							
Roof Structure	03	GABLE/HIP 100															BUILDING MARKET VALUE									
Roof Cover	03	COMP SHNGL 100															TOTAL MARKET OB/XF VALUE									
Interior Wall	05	DRYWALL 100															TOTAL LAND VALUE - MARKET									
Interior Floo	14	CARPET 60															TOTAL MARKET VALUE									
Interior Floo	11	CLAY TILE 40															SOH/AGL Deduction									
Air Condition	03	CENTRAL 100															ASSESSED VALUE									
Heating Type	04	AIR DUCTED 100															TOTAL EXEMPTION VALUE									
Bedrooms	3	100															BASE TAXABLE VALUE									
Bathrooms	2	100															TOTAL JUST VALUE									
Frame	02	WOOD FRAME 100															NCON VALUE									
Stories	1.	1. 100	INCOME VALUE																							
Units	0	100	PREVIOUS YEAR MKT VALUE									311,702														
Occupancy	00	NONE 100																								
PERMIT NUM	DESCRIPTION										AMT					ISSUED										
C22165	CO ISSUED										0					04/15/2009										
E21539	ELEC OTHER										2,000					01/01/2009										
M14354	MECH OTHER										0					01/01/2009										
P13618	OTHER										0					01/01/2009										
R11703	REPAIR/RRF										8,000					12/01/2008										
B22165	NEW CONSTR										175,362					12/01/2008										
SALES DATA																										
OFF RECORD Number		DATE		TYPE INST		Q U		V I		RSN CD		SALE PRICE														
2656/756		7/24/2023		SW		U		I		30		325,400														
GRANTOR: ARVM 5 LLC																										
GRANTEE: CBAR ASSET COMPANY																										
2485/0659		7/30/2021		WD		Q		I		01		283,900														
GRANTOR: ETHERIDGE TERI H																										
GRANTEE: ARVM 5 LLC																										
BUILDING NOTES																										
BUILDING DIMENSIONS																										
BAS=[YR=2009] W13 FOP=[YR=2009] N5 W23 S5 E1 S4 E21 N4 E1\$ W1 S4 W21 N4 W15 S33 FGR=[YR=2009] S22 E20 N22 W20\$ E20 S16 E9 FOP=[YR=2009] S4 E10 N6 W2 N3 W6 S5 W2\$ E2 N5 E6 S3 E13 N47\$.																										