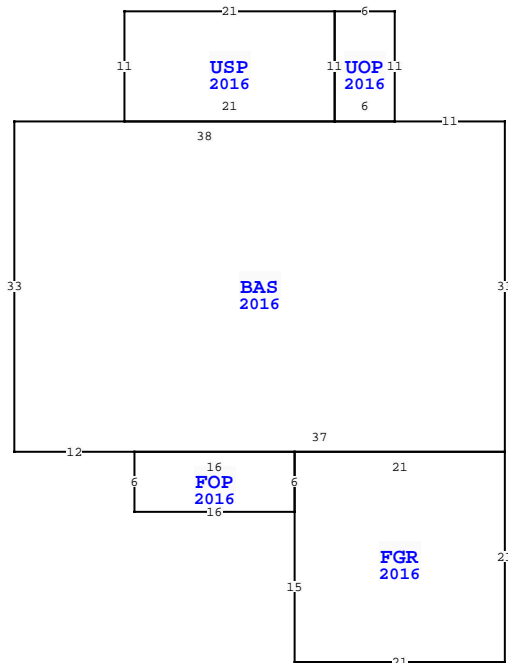


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,971	116.4828	153.76	303,061	2016	2021	0	0	2.25	97.75		
1 SNGL FAM - 0% - 2024 Heated Area: 1617 HX Base Yr													



Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 08			
NEIGHBORHOOD/LOC	8015.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,617	100	2016	1,617	243,036
FGR	441	55	2016	243	36,523
FOP	96	30	2016	29	4,359
UOP	66	20	2016	13	1,954
USP	231	30	2016	69	10,370
TOTALS	2,451			1,971	296,242

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE				296,242
TOTAL MARKET OB/XF VALUE				11,586
TOTAL LAND VALUE - MARKET				60,000
TOTAL MARKET VALUE				367,828
SOH/AGL Deduction				0
ASSESSED VALUE				367,828
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				367,828
TOTAL JUST VALUE				367,828
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				354,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632420	CO ISSUED	0	08/08/2016
B1632420	NEW CONSTR	0	05/31/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/1590	3/09/2023	WD Q	Q	I	01	435,000
GRANTOR: ALPHA-OMEGA INVESTMEN						
GRANTEE: O'GRADY DEREK & DEV						
2584/1435	8/11/2022	WD U	U	I	12	240,000
GRANTOR: CHAMPNEY JAMY L						
GRANTEE: ALPHA-OMEGA INVESTM						

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	0812	CONCRETE C	0	0	0	3,049.00	SF	4.00	4.00	100	2016	2016	3	95	11,586	

BUILDING NOTES				
BLD DATE				
XF DATE				
INC DATE				
LGL DATE				
LAND DATE				
AG DATE				
05/14/2014 MF				

BUILDING DIMENSIONS				
BAS=[YR=2016] W11 UOP=[YR=2016] N11 W6 USP=[YR=2016] W21 S11				
E21 N11\$ S11 E6\$ W38 S33 E12 FOP=[YR=2016] S6 E16				
FGR=[YR=2016] S15 E21 N21 W21 S6\$ N6 W16\$ E37 N33\$.				

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							