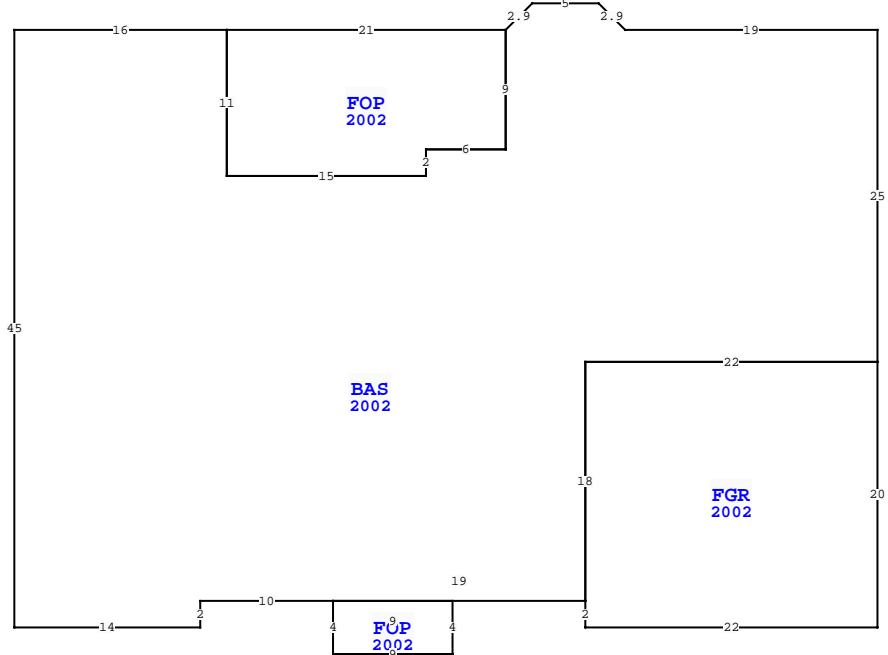


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	70
Exterior Wall	20	FACE BRICK	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,222	100	2002
FGR	440	55	2002
FOP	36	30	2002
FOP	219	30	2002
TOTALS	2,917		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,541	110.4768	145.83	370,554	2002	2005	0	0	10.93	89.07
1 SNGL FAM - 100% - 2023 Heated Area: 2222 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		339,429	
TOTAL MARKET OB/XF VALUE		46,723	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		441,152	
SOH/AGL Deduction		7,586	
ASSESSED VALUE		433,566	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		382,844	
TOTAL JUST VALUE		441,152	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		426,578	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2117546	REPAIR/RRF	16,625	12/20/2021
19006454	SWIM POOL	20,000	06/18/2019
B9829	NEW CONSTR	154,813	06/01/2002
E9787	NEW CONSTR	2,300	06/01/2002
P5738	NEW CONSTR	0	06/01/2002
R4202	REPAIR/RRF	4,500	06/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2590/0458	9/09/2022	WD Q	Q	I	02	475,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: FRANKLIN PAULA BERN						
2565/1398	5/23/2022	WD U	U	I	37	455,000
GRANTOR: DONALDSON GERARD C &						
GRANTEE: OPENDOOR PROPERTY T						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0812	CONCRETE C	0	100	0	1,328.00	SF	4.00	4.00	100	2002	2002	3	80	4,250	
3	0861	POOL GUNIT	0	100	30	420.00	SF	85.00	85.00	100	2019	2019	3	87	31,059	
4	0855	CONC PAVER	0	100	0	870.00	SF	10.00	10.00	100	2019	2019	3	97	8,439	
TOTALS															46,723	

LAND DESCRIPTION																								
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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

