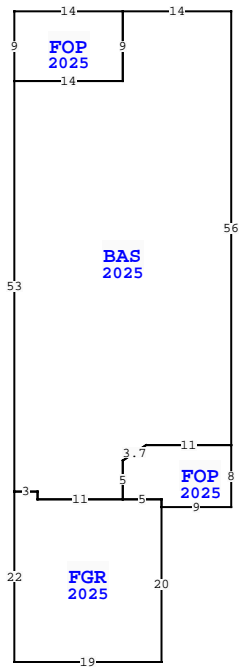


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMMT 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC		4094.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100	2025	1,540	219,050
FGR	402	55	2025	221	31,435
FOP	104	30	2025	31	4,409
FOP	126	30	2025	38	5,405
TOTALS	2,172			1,830	260,299

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 0%	- 2025		Heated Area: 1540		HX Base Yr				



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			260,299
TOTAL MARKET OB/XF VALUE			4,095
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			324,394
SOH/AGL Deduction			0
ASSESSED VALUE			324,394
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			324,394
TOTAL JUST VALUE			324,394
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			16,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240013649	PRIVATE PROVIDER	286,014	12/10/2024
B240007977		286,014	07/08/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2756/1019	12/12/2024	SW	Q	I	01	382,800

GRANTOR: PULTE HOME COMPANY LL  
GRANTEE: LYNCH JEFFERY A & C

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	0	630.00	SF	6.50	6.50	100	2025	2024		100	4,095	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2025;ORIG=110,-7] W14 S9 W14 S53 E3 S1 E11 N5 U2R3 E11 N56 \$			
FGR=[YR=2025;ORIG=82,55] E3 S1 E11 E5 S1 S20 W19 N22 \$			
POP=[YR=2025;ORIG=82,-7] E14 S9 W14 N9 \$			
POP=[YR=2025;ORIG=99,49] E11 S8 W9 N1 W5 N5 U2R3 \$			

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	000310	C	TOWNHOUSE	0		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							