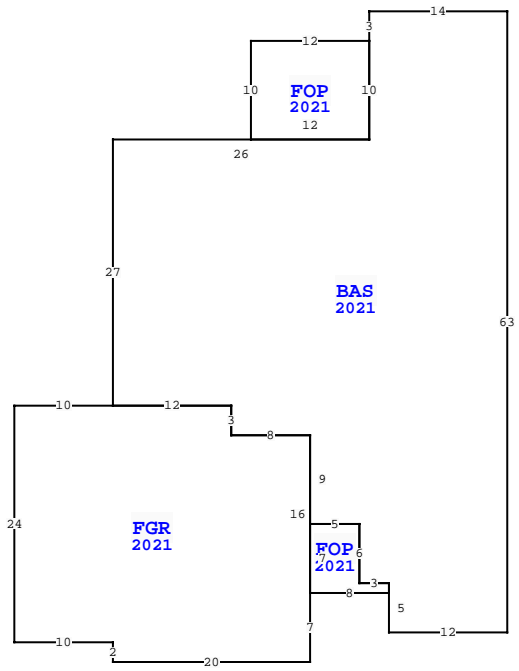


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,676	100	2021
FGR	736	55	2021
FOP	38	30	2021
FOP	120	30	2021
TOTALS	2,570		
			2,128
			259,358

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,128	123.1076	123.11	261,978	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2023 Heated Area: 1676 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			259,358
TOTAL MARKET OB/XF VALUE			3,671
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			338,029
SOH/AGL Deduction			42,711
ASSESSED VALUE			295,318
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			244,596
TOTAL JUST VALUE			338,029
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			326,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907750	CO ISSUED	0	12/15/2021
B1907750	NEW CONSTR	242,424	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/1216	12/16/2021	WD Q	Q	I	01	365,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: BRANIGAN ERIC & SAR						
2194/1839	4/30/2018	WD Q	Q	V	01	64,300
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: ADVANTAGE HOME BUIL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	927.00	SF	4.00	4.00	100	2021

TOTAL OB/XF											
3,671											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT	1.00

BUILDING NOTES											
BLD DATE 04/05/2023 NW LGL DATE 04/09/2024 MLU											
XF DATE											
INC DATE											

BUILDING DIMENSIONS											
BAS=[YR=2021] W14 S3 FOP=[YR=2021] W12 S10 E12 N10\$ S10 W26 S27 FGR=[YR=2021] W10 S24 E10 S2 E20 N7 FOP=[YR=2021] E8 N1 W3 N6 W5 S7\$ N16 W8 N3 W12\$ E12 S3 E8 S9 E5 S6 E3 S5 E12 N63\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT	1.00