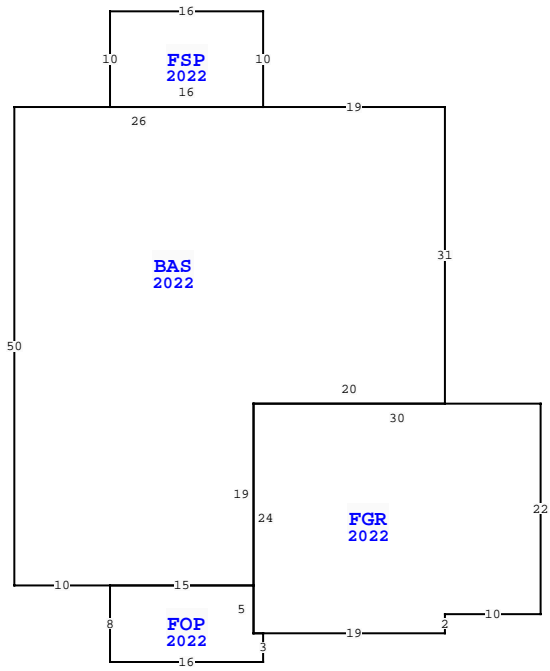


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,870	100	2022
FGR	700	55	2022
FOP	123	30	2022
FSP	160	40	2022
TOTALS	2,853		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,356	117.5020	117.50	276,830	2022	2022	0	0	0.50	99.50		
1 SINGLE FAM - 0% - 2023 Heated Area: 1870 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			275,446
TOTAL MARKET OB/XF VALUE			4,505
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			354,951
SOH/AGL Deduction			2,004
ASSESSED VALUE			352,947
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			352,947
TOTAL JUST VALUE			354,951
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			342,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2108492	CO ISSUED	0	06/24/2022
B2108492	NEW CONSTR	286,557	06/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2574/0896	6/24/2022	WD Q	Q	I	01	348,200

BUILDING NOTES						
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: MERRIWEATHER-HAMPTO						
2346/0599	3/05/2020	WD Q	V	01		72,500
GRANTOR: BLACKROCK PARK LLP						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING DIMENSIONS						
BAS=[YR=2022] W19 FSP=[YR=2022] N10 W16 S10 E16\$ W26 S50						
E10 FOP=[YR=2022] S8 E16 N3 FGR=[YR=2022] E19 N2 E10 N22						
W30 S24 E1\$ W1 N5 W15\$ E15 N19 E20 N31\$.						

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	0811	CONCRETE B	0	0	0	875.00	SF	5.20	5.20	100	2022	2022	3	99	4,505	

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	000134	C	RES POND	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							