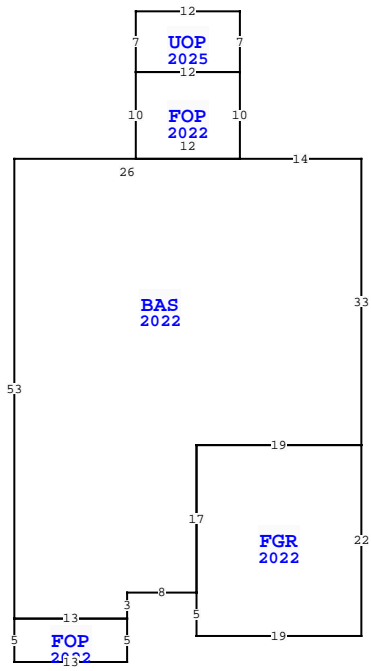


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,716	100	2022
FGR	418	55	2022
FOP	185	30	2022
TOTALS	2,319		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,002	118.7956	118.80	237,838	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2024 Heated Area: 1716 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			237,838
TOTAL MARKET OB/XF VALUE			34,751
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			347,589
SOH/AGL Deduction			3,040
ASSESSED VALUE			344,549
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			293,827
TOTAL JUST VALUE			347,589
NCON VALUE			30,470
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			305,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240000956	INGROUND GUNITE S	55,295	01/25/2024
23001393	CO ISSUED	0	02/01/2023
21018090	NEW CONSTR	284,650	12/30/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/1563	4/05/2023	WD	Q	I	01	379,429

GRANTOR: NEW ATLANTIC BUILDERS  
GRANTEE: KRINER THERESA JEAN  
2317/0887 | 10/29/2019 | WD | Q | V | 05 | 262,000  
GRANTOR: BLACKROCK PARK LLP  
GRANTEE: NEW ATLANTIC BUILDERS

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	100	0	737.00	SF	5.20	5.20	100	2023	2023		100	3,832	
2	0810	CONCRETE A	0	100	0	69.00	SF	6.50	6.50	100	2023	2023		100	449	
3	0861	POOL GUNIT	0	100	0	298.00	SF	85.00	85.00	100	2025	2024		100	25,330	
4	0855	CONC PAVER	0	100	0	514.00	SF	10.00	10.00	100	2025	2024		100	5,140	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/09/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR:2022;ORIG=0,0] W14 W26 S53 E13 N3 E8 N17 E19 N33 \$	
FGR=[YR:2022;ORIG=-19,50] S5 E19 N22 W19 S17 \$	
FOP=[YR:2022;ORIG=-14,0] N10 W12 S10 E12 \$	
FOP=[YR:2022;ORIG=-40,53] S5 E13 N5 W13 \$	
UOP=[YR:2025;ORIG=-26,-10] E12 N7 W12 S7 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 34,751																								
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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							