

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	3,138	116.8860	116.89	366,801	2022	2022	0	0	0	0.50	99.50		

1 SINGLE FAM - 0% - 2023 Heated Area: 2813 HX Base Yr

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,838	100	2022	1,838	213,770
FGR	450	55	2022	248	28,844
FOP	100	30	2022	30	3,489
FOP	110	30	2022	33	3,838
FUS	975	100	2022	975	113,398
PTO	176	5	2022	9	1,047
STR	48	10	2022	5	581
TOTALS	3,697			3,138	364,967

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	0	596.00	SF	5.20	5.20	100	2022	2022	3	99	3,068	
2	0810	CONCRETE A	0	0	0	0	54.00	SF	6.50	6.50	100	2022	2022	3	99	347	
3	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	100	2022	2022	3	99	103	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	

TOTAL OB/XF													
5,498													

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

TOTAL OB/XF													
5,498													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		364,967	
TOTAL MARKET OB/XF VALUE		5,498	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		445,465	
SOH/AGL Deduction		2,014	
ASSESSED VALUE		443,451	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		443,451	
TOTAL JUST VALUE		445,465	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		428,998	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012983	CO ISSUED	0	11/01/2022
22000338	NEW CONSTR	450,361	01/06/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2602/0432	11/09/2022	WD Q	Q	I	01	402,500

GRANTOR: NEW ATLANTIC BUILDERS
GRANTEE: SANTOS ANTHONY VINC
2479/0240 7/08/2021 WD Q V 01 65,500
GRANTOR: BLACKROCK PARK LLP
GRANTEE: NEW ATLANTIC BUILDERS

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2022] W10 U3 L3 W9 D3 L3 PTO=[YR=2022] N4W22S8 FOP=[YR=2022] S10E11 N10W11\$ E22N4\$ S4 W11 S10 W11 S36 E10 FOP=[YR=2022] S8 E13 N4 W1 N4 W12\$ E12 S4 E4 FGR=[YR=2022] E21 N21 W21 S3 W3 S3 E3 S15\$ N15 W3 N3 E3 N3 E21 N33 \$ PTR=E15 FUS=[YR=2022] E25 S39 W15 S2 W10 N13 STR=[YR=2022] W4N7E9S4W5S3\$ N3 E5 N4 W5 N21\$ W15\$.													