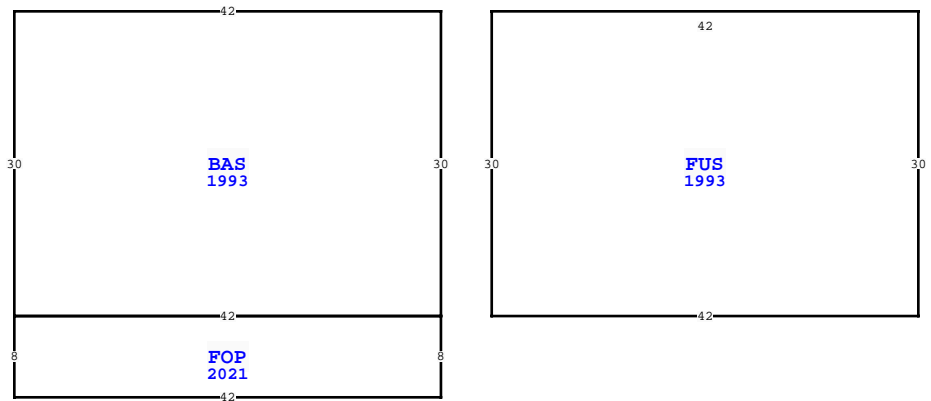


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	06	CUST PANEL 100
Interior Floor	13	LVT/LAMNT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		2 100
BUD8 Adjustme	02	DIST FB 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	DUPLEX	0%	- 2024									Heated Area: 2520 HX Base Yr	



Quality	06	Quality Level 06			
DOR CODE	0800	MULTI-FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1051.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1993	1,260	434,854
FOP	336	30	2021	101	34,857
FUS	1,260	100	1993	1,260	434,854
TOTALS	2,856			2,621	904,566

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		904,566
TOTAL MARKET OB/XF VALUE		18,822
TOTAL LAND VALUE - MARKET		1,575,000
TOTAL MARKET VALUE		2,498,388
SOH/AGL Deduction		0
ASSESSED VALUE		2,498,388
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		2,498,388
TOTAL JUST VALUE		2,498,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,314,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200486	ADDITION	0	09/04/2020
20180201	REMODEL	65,000	01/18/2018
20150556	DEMOSTR	0	03/17/2015
20130149	REROOF W/30YR SHN	0	01/22/2013
20011928	SEWER REPLACEMENT	0	08/27/2001
20011480	REPLACE SHOWER PA	0	06/29/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2663/1790	8/28/2023	WD	Q	I	01	2,700,000
GRANTOR: WEILBAECHER DEREK E						
GRANTEE: POTOSKY DONALD ALEX						
2154/0709	10/26/2017	WD	Q	I	01	985,000
GRANTOR: KUITEMS FRANK D						
GRANTEE: WEILBAECHER DEREK E						

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
2	0416	DUNEWALKS	0	0	68	3	204.00	SF	15.00	15.00	100	1989	1989	3	82	2,509	
3	0416	DUNEWALKS	0	0	82	3	246.00	SF	15.00	15.00	100	1996	1996	3	82	3,026	
4	1241	WD DECK G	0	0	12	42	504.00	UT	17.25	17.25	100	1990	1990	3	87	7,564	
5	1241	WD DECK G	0	0	4	17	68.00	UT	11.50	11.50	100	2018	2018	3	81	633	
6	1241	WD DECK G	0	0	4	17	68.00	UT	11.50	11.50	100	1990	1990	3	87	680	
7	1242	WD DECK A	0	0	0	0	596.00	SF	10.00	10.00	100	2018	2018	3	74	4,410	

BLD DATE		LGL DATE	
XF DATE	AG DATE	LAND DATE	AG DATE
		04/27/2026	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993;ORIG=0,0] W42 S30 E42 N30 \$													
FUS=[YR=1993;ORIG=5,0] E42 S30 W42 N30 \$													
FOP=[YR=2021;ORIG=-42,30] S8 E42 N8 W42 \$													
PTR=[ORIG=0,0] E15 W15 \$													

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	000800	C	MULTI-FAMILY	0	0006	R-3	75.00	200.00	75.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,575,000							