

**WHY NOT REALTY LLC**  
232 GLENWOOD AVE  
WOODSIDE, CA 94062

# 2026



| BUILDING CHARACTERISTICS |           |               |  |         |  |     |           |             |                | MARKET ADJUSTMENTS |     |     |      |      |  |            |        |                           |  | NASSAU COUNTY PROPERTY |  |  |  |  |  |  |  |  |  |
|--------------------------|-----------|---------------|--|---------|--|-----|-----------|-------------|----------------|--------------------|-----|-----|------|------|--|------------|--------|---------------------------|--|------------------------|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION             |           |               |  |         |  |     |           |             |                | VALUATION SUMMARY  |     |     |      |      |  |            |        |                           |  | PAGE 1 of 1            |  |  |  |  |  |  |  |  |  |
| ELEMENT                  | CD        |               |  | TYPE    |  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW     | AYB | EYB | ECON | FNCT |  | NORM       | % COND | VALUATION BY              |  | STANDARD               |  |  |  |  |  |  |  |  |  |
| Floor                    |           | 7 100         |  | 8317021 |  |     | 928       | 1 CONDO     |                | 0% - 2025          |     |     |      |      |  | HX Base Yr |        | Tax Group: 5              |  | Tax Dist:              |  |  |  |  |  |  |  |  |  |
| Recreation               | P00L      | P00L 100      |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        | BUILDING MARKET VALUE     |  | 506,920                |  |  |  |  |  |  |  |  |  |
| Location                 | INTERIOR  | INTERIOR 100  |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        | TOTAL MARKET OB/XF VALUE  |  | 0                      |  |  |  |  |  |  |  |  |  |
| View                     | OCEAN     | OCEAN 100     |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        | TOTAL LAND VALUE - MARKET |  | 0                      |  |  |  |  |  |  |  |  |  |
| Desirability             | 7TH FLOOR | 7TH FLOOR 100 |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        | TOTAL MARKET VALUE        |  | 506,920                |  |  |  |  |  |  |  |  |  |
| Balcony                  | OPEN      | OPEN 100      |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        | SOH/AGL Deduction         |  | 0                      |  |  |  |  |  |  |  |  |  |
| Parking                  | OPEN      | OPEN 100      |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        | ASSESSED VALUE            |  | 506,920                |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |           | 1 100         |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        | TOTAL EXEMPTION VALUE     |  | 0                      |  |  |  |  |  |  |  |  |  |
| Bathrooms                |           | 1 100         |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        | BASE TAXABLE VALUE        |  | 506,920                |  |  |  |  |  |  |  |  |  |
| Oth Rooms                |           | 2 100         |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        | TOTAL JUST VALUE          |  | 506,920                |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        | NCON VALUE                |  | 0                      |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        | INCOME VALUE              |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        | PREVIOUS YEAR MKT VALUE   |  | 533,600                |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |
|                          |           |               |  |         |  |     |           |             |                |                    |     |     |      |      |  |            |        |                           |  |                        |  |  |  |  |  |  |  |  |  |