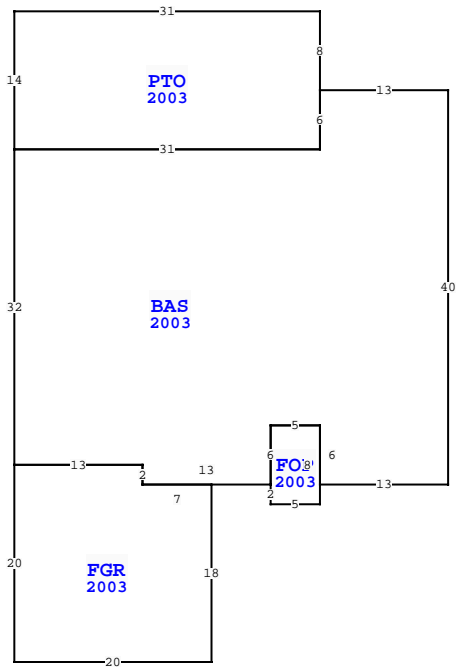


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2013.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,518	100	1,518
FGR	386	55	212
FOP	40	30	12
PTO	434	5	22
TOTALS	2,378		1,764

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,764	102.5100	121.73	214,732	2003	2003	0	0	9.00	91.00
1 SNGL FAM - 100% - 2020 Heated Area: 1518 HX Base Yr 2020											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			195,406
TOTAL MARKET OB/XF VALUE			3,396
TOTAL LAND VALUE - MARKET			90,000
TOTAL MARKET VALUE			288,802
SOH/AGL Deduction			46,873
ASSESSED VALUE			241,929
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			191,929
TOTAL JUST VALUE			288,802
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			270,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210058	NEW CONSTR	111,627	08/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2639/1367	5/15/2023	WD Q	Q	I	01	475,000
GRANTOR: ANAGNOSTOU NICHOLAS M						
2273/1380	5/10/2019	WD Q	Q	I	01	253,900
GRANTOR: HUGHES WILLIAM E & BE						
GRANTEE: ANAGNOSTOU NICHOLAS						

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	665.00	SF	5.20	5.20	100	2003	2003	3	84	2,905	
2	0810	CONCRETE A	0	100	0	90.00	SF	6.50	6.50	100	2003	2003	3	84	491	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2003] W13 PTO=[YR=2003] N8 W31 S14 E31 N6 \$ S6 W31 S32 FGR=[YR=2003] S20 E20 N18 W7 N2 W13 \$ E13 S2 E13 FOP=[YR=2003] S2 E5 N8 W5 S6 \$ N6 E5 S6 E13 N40 \$ .	

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	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000									