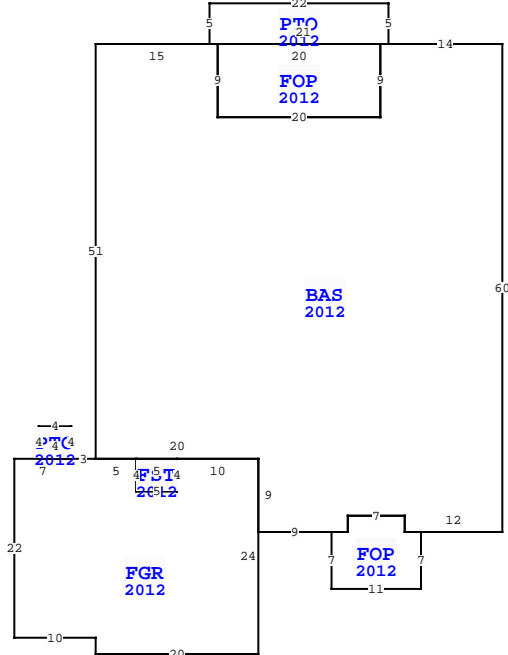


BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	16 WD FR STUC 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floo	11 CLAY TILE 60			
Interior Floo	12 HARDWOOD 40			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	4 100			
Bathrooms	3 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
Occupancy	00 NONE 100			
Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1079.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,626	100	2,626	427,392
FGR	680	55	374	60,870
FOP	91	30	27	4,395
FOP	180	30	54	8,788
FST	20	55	11	1,791
PTO	16	5	1	162
PTO	110	5	6	977
TOTALS	3,723		3,099	504,375

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 100%	- 2023							
Heated Area: 2626						HX Base Yr 2023					



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	Tax Group: 2	STANDARD
BUILDING MARKET VALUE	Tax Dist:	
TOTAL MARKET OB/XF VALUE		504,375
TOTAL LAND VALUE - MARKET		11,797
TOTAL MARKET VALUE		140,000
SOH/AGL Deduction		656,172
ASSESSED VALUE		0
TOTAL EXEMPTION VALUE	HX HB	656,172
BASE TAXABLE VALUE		50,000
TOTAL JUST VALUE		606,172
NCON VALUE		656,172
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		595,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121361	IRR HDS	1,300	07/10/2012
20120585	H/AC	5,700	04/09/2012
20120474	FIXTURES	2,000	03/22/2012
20120214	NEW CONSTR	270,234	02/08/2012
20120214	REPAIR/RRF	3,000	02/08/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/1022	7/27/2022	WD Q	Q	I	01	831,000
GRANTOR: OLSON PAUL L & DEBORA						
GRANTEE: SPINGARN HAROLD A &						
1804/0691	7/23/2012	WD Q	Q	I	02	373,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: OLSON PAUL L & DEBO						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	96	1,920	
2	0855	CONC PAVER	0	100	0	843.00	SF	7.00	7.00	100	2012	2012	3	94	5,547	
3	0855	CONC PAVER	0	100	0	96.00	SF	7.00	7.00	100	2012	2012	3	94	632	
4	0911	SCRN RM A	0	100	0	110.00	SF	17.50	17.50	100	2013	2013	3	65	1,251	
5	0855	CONC PAVER	0	100	0	368.00	SF	7.00	7.00	100	2013	2013	3	95	2,447	
TOTALS															11,797	

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	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							