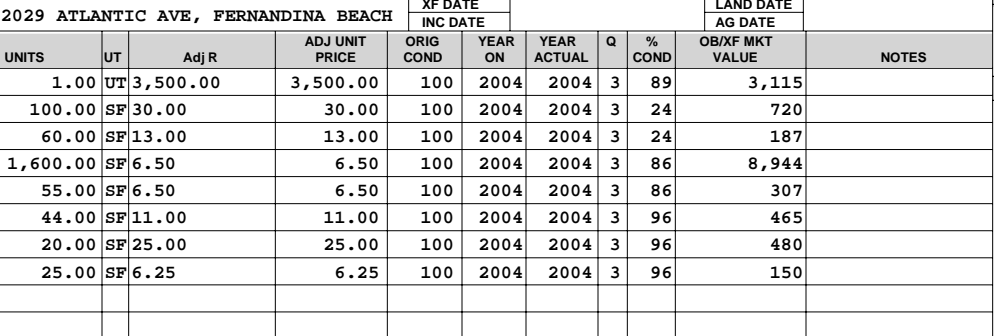




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	23	REINF CONC	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1012.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,502	100	2,502
FGR	692	55	381
FOP	199	30	60
FSP	297	40	119
SUBAREA MARKET VALUE			
BAS			236,940
FGR			36,081
FOP			5,682
FSP			11,269
TOTALS	3,690		3,062
			289,971

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,062	122.8752	110.89	339,545	2004	2004	0	0	0	14.60	85.40
1 SINGLE FAM - 100% - 2005 Heated Area: 2502 HX Base Yr 2005												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			289,971
TOTAL MARKET OB/XF VALUE			14,368
TOTAL LAND VALUE - MARKET			276,000
TOTAL MARKET VALUE			580,339
SOH/AGL Deduction			285,593
ASSESSED VALUE			294,746
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			244,746
TOTAL JUST VALUE			580,339
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			493,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040385	GAS	1,000	03/02/2004
20040392	H/AC	6,000	03/02/2004
20040090	NEW CONSTR	14,000	01/20/2004
20040054	NEW CONSTR	0	01/13/2004
20034139	OTHER	4,000	11/17/2003
20040000	NEW CONSTR	314,000	11/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2400/1489	10/13/2020	LE	U	I	11	100
GRANTOR: STEVENSON JOHN L & KA						
GRANTEE: KERR HILARY S & JOH						
0748/1342	1/12/1996	WD	Q	V		26,000
GRANTOR: ROLAND BILLY G & DEBB						
GRANTEE: STEVENSON JOHN L &						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2004] W15 N11 W8 FSP=[YR=2004] W27 S11 E27 N11\$ S11 W45 S38 E17 FOP=[YR=2004] E2 S2 E22 FGR=[YR=2004] S27 E13 N2 E11 N26 W17 N6 W7 S7\$ N7 W14 N5 W7 S5 W3 S5\$ N5 E3 N5 E7 S5 E21 S6 E20 N39\$.	

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0940	SHEDS/PORT	0	100	10	100.00	SF	30.00	30.00	100	2004	2004	3	24	720	
3	0350	CARPORT WD	0	100	10	60.00	SF	13.00	13.00	100	2004	2004	3	24	187	
4	0810	CONCRETE A	0	100	0	1,600.00	SF	6.50	6.50	100	2004	2004	3	86	8,944	
5	0810	CONCRETE A	0	100	5	55.00	SF	6.50	6.50	100	2004	2004	3	86	307	
6	1127	BRICK 8"	0	100	11	44.00	SF	11.00	11.00	100	2004	2004	3	96	465	
7	0825	BRICK	0	100	5	20.00	SF	25.00	25.00	100	2004	2004	3	96	480	
8	0825	BRICK	0	100	5	25.00	SF	6.25	6.25	100	2004	2004	3	96	150	
TOTAL OB/XF 14,368																

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	SFR	100		R-1A	100.00	152.00	100.00	FF	1	1.15	1.00	1.15	2,400.00	2,760.00	276,000							