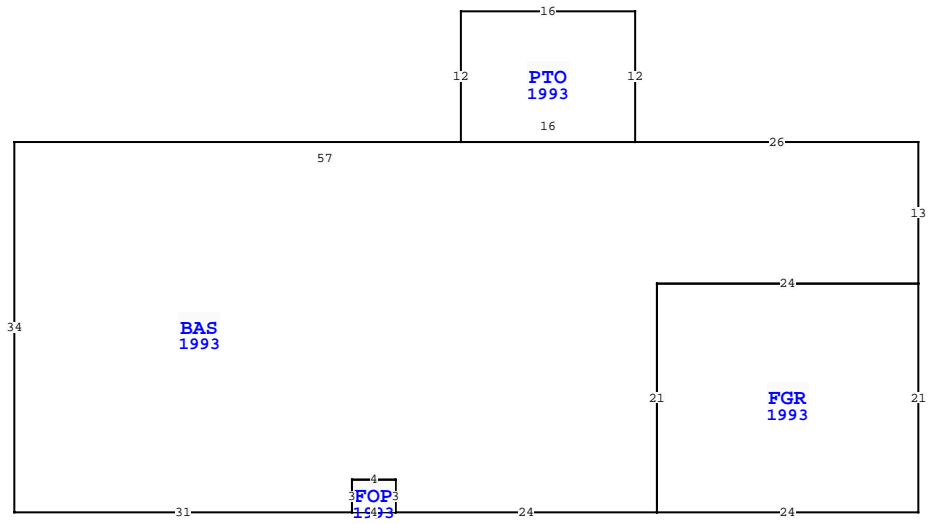


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1007.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,306	100
FGR	504	55
FOP	12	30
PTO	192	5
TOTALS	3,014	2,597

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,597	118.9440	141.25	366,826	1979	2000	0	0	19.00	81.00		
1 SNGL FAM - 0% - 2023 Heated Area: 2306 HX Base Yr													



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	0	0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	46.5	1,628	
2	0810	CONCRETE A	0	0	0	1,600.00	SF	6.50	6.50	100	1980	1980	3	35	3,640	
3	0810	CONCRETE A	0	0	38	4	152.00	SF	6.50	100	1980	1980	3	35	346	

TOTAL OB/XF													
5,614													

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	0			105.00	150.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			297,129
TOTAL MARKET OB/XF VALUE			5,614
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			527,743
SOH/AGL Deduction			0
ASSESSED VALUE			527,743
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			527,743
TOTAL JUST VALUE			527,743
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			501,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8307	REPAIR/RRF	2,900	05/11/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2567/0988	6/03/2022	PR Q	Q	I	02	675,000
GRANTOR: CORNAIRE VICKI PERSON						
GRANTEE: BENGSTON CHARLES P						
1580/0893	8/08/2008	WD Q	Q	I		415,000
GRANTOR: LEDBETTER JEFFREY P &						
GRANTEE: GEIGER ODIS GLENN						

BUILDING NOTES
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BUILDING DIMENSIONS
BAS=[YR=1993] W26 PTO=[YR=1993] N12W16S12 E16S W57 S34E31 FOP=[YR=1993] E4N3W4 S3S N3E4S3E24 FGR=[YR=1993] E24N21 W24S21S N21E24N13S.