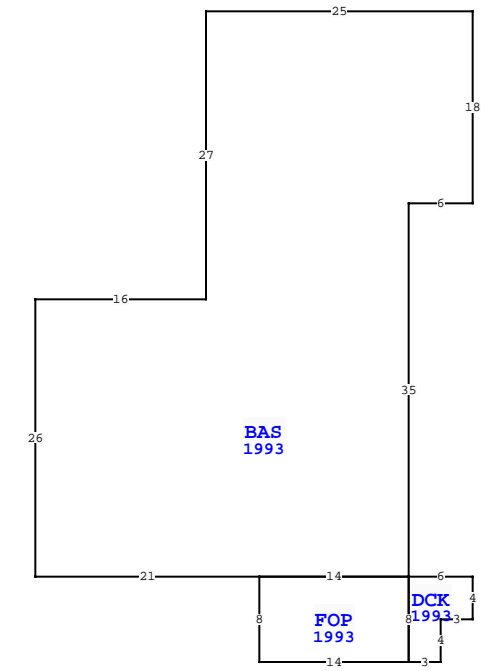


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	80
Interior Floo	07	CORK/VTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	02	WOOD FRAME	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	1058.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,531	100	1,531
DCK	36	10	4
FOP	112	30	34
			SUBAREA MARKET VALUE
			84,282
			220
			1,872
TOTALS	1,679		1,569
			86,374

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	1,569	106.0800	95.74	150,216	1944	1960		0	0	20	22.50	57.50
1 SINGLE FAM - 0% - 0 Heated Area: 1531 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			86,374
TOTAL MARKET OB/XF VALUE			7,374
TOTAL LAND VALUE - MARKET			339,625
TOTAL MARKET VALUE			433,373
SOH/AGL Deduction			0
ASSESSED VALUE			433,373
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			433,373
TOTAL JUST VALUE			433,373
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			431,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200348	REMODEL	21,000	06/09/2020
20101123	REMODEL	2,000	07/09/2010
20101048	REPAIR/RRF	15,167	06/25/2010
20100691	ADDITION	15,000	04/27/2010
20100366	REPAIR/RRF	7,500	03/01/2010
20052898	ELEC OTHER	1,000	10/21/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2634/1447	4/28/2023	WD	Q	I	01	672,000
GRANTOR: DEADY ERIC						
GRANTEE: FERNANDREAMA LLC						
2448/0892	4/01/2021	WD	Q	I	01	523,000
GRANTOR: USHER KIP						
GRANTEE: DEADY ERIC						

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	1242	WD DECK A	0	0	12	3			10.00	100	1981	1981	3	20	72	
2	1242	WD DECK A	0	0	0	0			16.00	100	1981	1981	3	20	1,168	
3	0811	CONCRETE B	0	0	0	0			5.20	100	1981	1981	3	38	854	
4	1076	TRELLIS A	0	0	14	5			7.50	100	1985	1985	3	20	105	
5	0462	ST/AL FNC	0	0	0	0			10.00	100	2010	2010	3	64	2,400	
6	0811	CONCRETE B	0	0	0	0			5.20	100	2010	2010	3	92	2,775	
TOTALS														7,374		

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	DPHT 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			55.00	110.00	55.00	FF		1.00	1.00	0.95	6,500.00	6,175.00	339,625							