



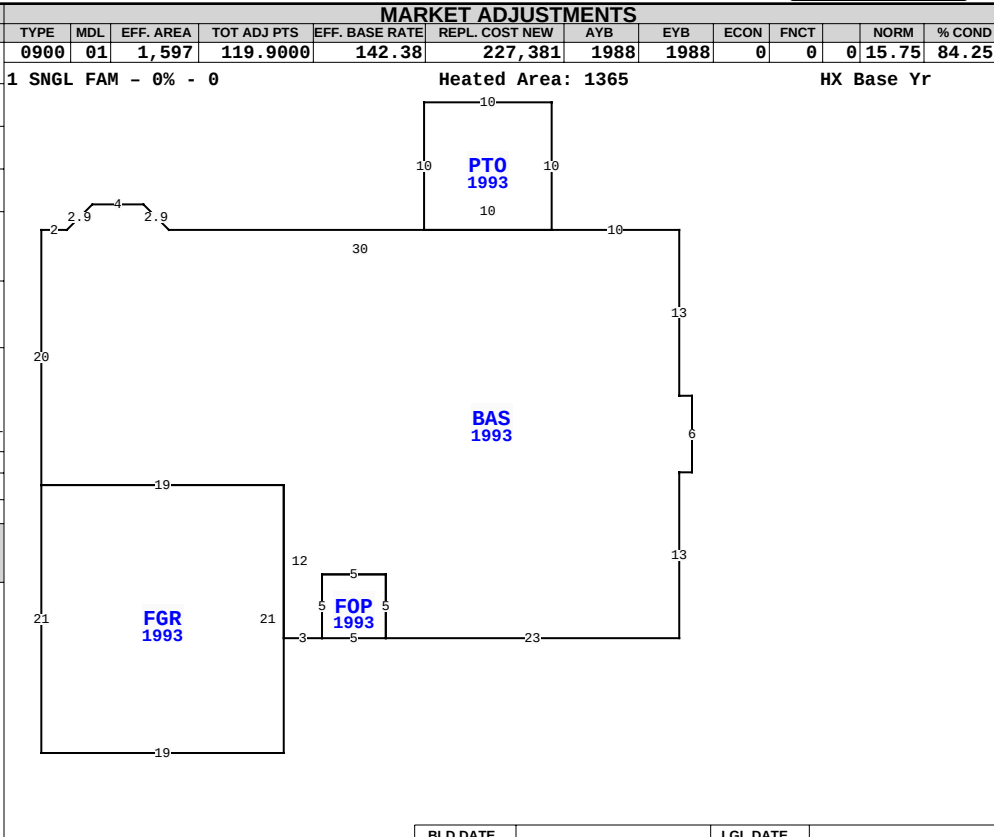
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,365	100	1,365	163,739
FGR	399	55	219	26,270
FOP	25	30	8	960
PTO	100	5	5	600
TOTALS	1,889		1,597	191,568

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	21	3		63.00	SF 6.50	100	1988
2	0811	CONCRETE B	0	0	38	16		653.00	SF 5.20	100	1988
3	0756	FEP	0	0	15	10		150.00	SF 27.00	100	1993

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	0			0.00	0.00	1.00	LT	1.00



TOTAL OB/XF											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										191,568	
TOTAL MARKET OB/XF VALUE										2,978	
TOTAL LAND VALUE - MARKET										143,000	
TOTAL MARKET VALUE										337,546	
SOH/AGL Deduction										0	
ASSESSED VALUE										337,546	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										337,546	
TOTAL JUST VALUE										337,546	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										343,787	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042470	REPAIR/RRF	8,000	01/06/2005
20041849	REPAIR/RRF	4,000	10/12/2004
4590	NEW CONSTR	37,000	12/03/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2613/1439	1/13/2023	WD	Q	I	01	480,000	
GRANTOR: COMFORT 2016 TRUST							
GRANTEE: INGRAM DELEE AYALA							
2522/0283	12/16/2021	WD	Q	I	01	419,000	
GRANTOR: BROWN SHERRY A							
GRANTEE: COMFORT 2016 TRUST,							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W10 PTO=[YR=1993] N10 W10S10 E10\$W30 U2 L2 W4 D2 L2 W2 S20 FGR=[YR=1993] S21 E19 N21 W19\$ E19 S12 E3 FOP=[YR=1993] E5 N5 W5 S5 \$ N5E5 S5 E23 N13 E1 N6 W1 N13 \$.											