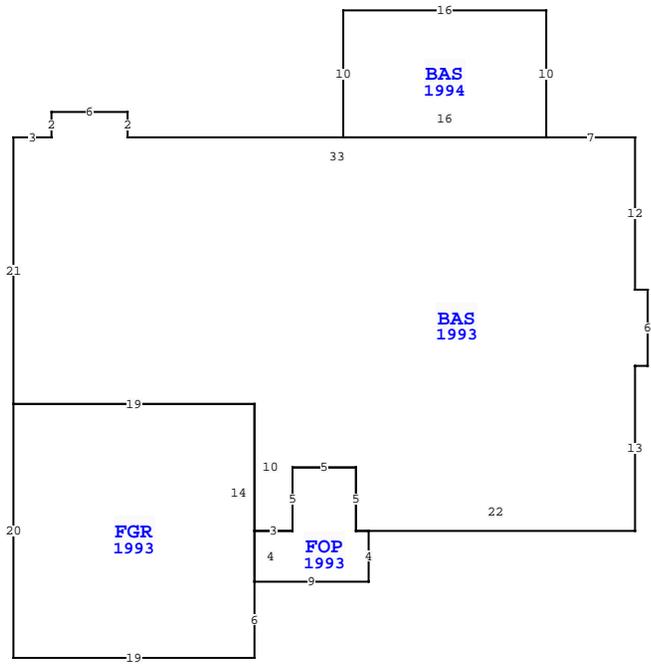


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	12	CEDAR 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating 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
BAS	1,322	100	1,322
BAS	160	100	160
FGR	380	55	209
FOP	61	30	18
TOTALS	1,923		1,709
			205,584

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,709	120.7800	143.43	245,122	1988	1988	0	0	16.13	83.87
1 SNGL FAM - 100% - 2021 Heated Area: 1482 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			205,584
TOTAL MARKET OB/XF VALUE			4,882
TOTAL LAND VALUE - MARKET			130,000
TOTAL MARKET VALUE			340,466
SOH/AGL Deduction			153,861
ASSESSED VALUE			186,605
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			136,605
TOTAL JUST VALUE			340,466
NCON VALUE			864
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			346,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051665	REPAIR/RRF	5,000	04/25/2005
8383	ADDITION	10,000	06/15/1994
4982	NEW CONSTR	59,325	08/22/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2407/1033	11/10/2020	WD	Q	I	01	365,000
GRANTOR: WESTRA DANIEL L & REG						
GRANTEE: PERRINE JULIE M & J						
2347/0342	2/28/2020	WD	Q	I	01	364,000
GRANTOR: YOUNG DONNA AS GUARDI						
GRANTEE: WESTRA DANIEL L & R						

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	0811	CONCRETE B	0 100	39	16	673.00	SF	5.20	5.20	100	1988	1988	3	57	1,995	
2	0810	CONCRETE A	0 100	18	3	54.00	SF	6.50	6.50	100	1988	1988	3	57	200	
3	0810	CONCRETE A	0 100	72	3	216.00	SF	6.50	6.50	100	1994	1994	3	70	983	
4	0940	SHEDS/PORT	0 100	14	10	140.00	SF	30.00	30.00	100	1991	1991	3	20	840	
5	0756	FEP	0 100	16	10	160.00	SF	27.00	27.00	100	1994	1994	3	20	864	
TOTALS															4,882	

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000							