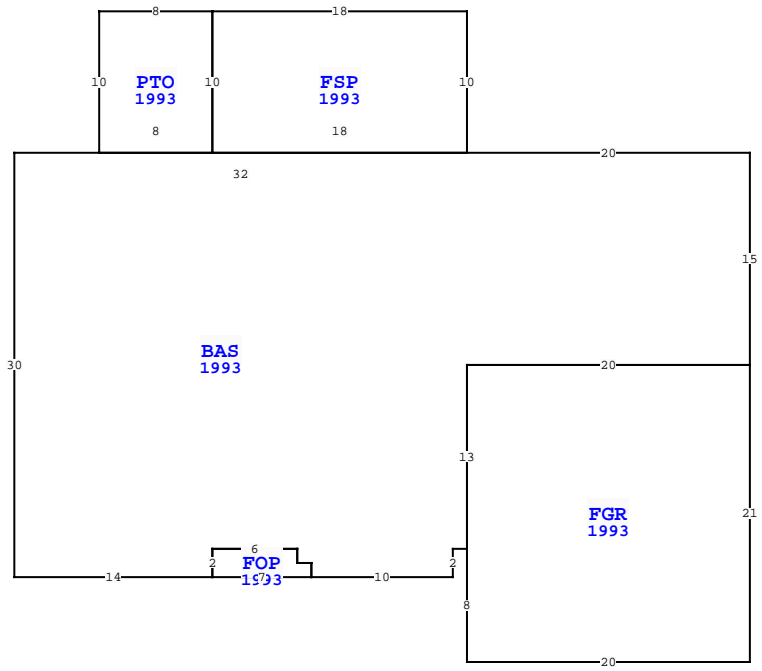




BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	80	
Interior Floor	12	HARDWOOD	20	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
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	1,245	100	1,245	156,465
FGR	420	55	231	29,031
FOP	13	30	4	502
FSP	180	40	72	9,048
PTO	80	5	4	502
TOTALS	1,938		1,556	195,550

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,556	123.4200	146.56	228,047	1993	1993	0	0	14.25	85.75		
1 SNGL FAM - 0% - 0 Heated Area: 1245 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			195,550
TOTAL MARKET OB/XF VALUE			3,343
TOTAL LAND VALUE - MARKET			143,000
TOTAL MARKET VALUE			341,893
SOH/AGL Deduction			58,622
ASSESSED VALUE			283,271
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			283,271
TOTAL JUST VALUE			341,893
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			347,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122440	H/AC	3,979	12/05/2012
7417	NEW CONSTR	58,135	11/05/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2278/1505	5/29/2019	WD	U	I	11	100

GRANTOR: EASTMAN GERALD L & DE
GRANTEE: EASTMAN REVOCABLE T
1825/1559 10/09/2012 WD Q I 02 140,000
GRANTOR: BEARD LORI
GRANTEE: EASTMAN GERALD L &

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

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	0	0	0	618.00	SF	5.20	5.20	100	1993	1993	3	68	2,185	
2	0810	CONCRETE A	0	0	0	0	86.00	SF	6.50	6.50	100	1993	1993	3	68	380	
3	0300	BOAT DCK W	0	0	0	0	72.00	SF	40.00	40.00	100	1998	1998	3	27	778	

BUILDING NOTES	

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	000134	C	SFR POND	0			0.00	0.00	1.00	LT		1.00	1.00	1.10	130,000.00	143,000.00	143,000							

BUILDING DIMENSIONS	
BAS=[YR=1993] W20 FSP=[YR=1993] N10 W18 PTO=[YR=1993] W8 S10E8 N10\$ S10 E18\$ W32 S30 E14 FOP=[YR=1993] E7 N1 W1 N1 W6 S2\$ N2 E6 S1 E1 S1 E10 N2 E1 FGR=[YR=1993] S8 E20 N21 W20 S13\$ N13 E20 N15\$.	