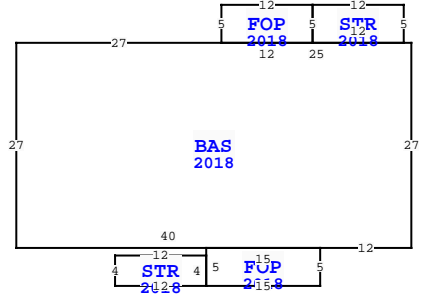
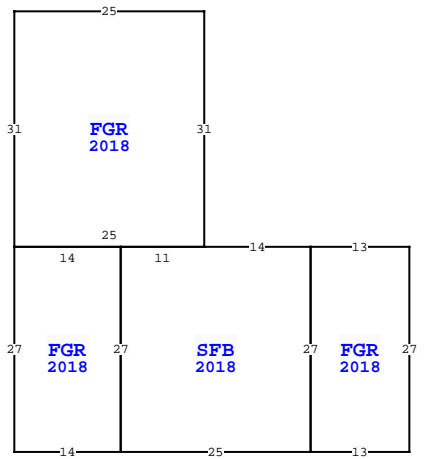


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,822	119.0400	169.63	478,696	2018	2018	0	0	0	1.50	98.50
1 SFR CUST - 0% - 0			Heated Area: 1944			HX Base Yr						



Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1057.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	234,589
FGR	351	55	193	32,248
FGR	378	55	208	34,754
FGR	775	55	426	71,178
FOP	60	30	18	3,007
FOP	75	30	22	3,676
SFB	675	80	540	90,226
STR	48	10	5	835
STR	60	10	6	1,003
TOTALS	3,826		2,822	471,516

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			471,516
TOTAL MARKET OB/XF VALUE			18,426
TOTAL LAND VALUE - MARKET			401,625
TOTAL MARKET VALUE			891,567
SOH/AGL Deduction			0
ASSESSED VALUE			891,567
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			891,567
TOTAL JUST VALUE			891,567
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			833,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171768	CO ISSUED	0	05/29/2018
20171768	NEW CONSTR	261,096	06/08/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2458/1941	4/30/2021	WD	Q	I	02	795,000
GRANTOR: ZAENGLEIN JAMES M						
GRANTEE: MARSHALL JACQUELINE						
2040/0538	4/13/2016	WD	U	V	37	65,000
GRANTOR: ROBINSON FAYE ET AL						
GRANTEE: ZAENGLEIN JAMES M						

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	0855	CONC PAVER	0	0	0	1,560.00	SF	7.00	7.00	100	2018	2018	3	98	10,702	
2	0855	CONC PAVER	0	0	0	1,126.00	SF	7.00	7.00	100	2018	2018	3	98	7,724	

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2018] W13 SFB=[YR=2018] W14 FGR=[YR=2018] N31 W25 S31	
FGR=[YR=2018] S27 E14 N27 W14\$ E25\$ W11 S27 E25 N27\$ S27 E13	
N27\$ PTR=E15 BAS=[YR=2018] E27 FOP=[YR=2018] N5 E12	
STR=[YR=2018] E12 S5 W12 N5\$ S5 W12\$ E25 S27 W12	
FOP=[YR=2018] S5 W15 STR=[YR=2018] W12 N4 E12 S4\$ N5 E15\$ W40	
N27\$ W15\$.	

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	0	0006	R-3	75.00	148.00	75.00	FF		1.00	1.00	0.89	6,000.00	5,355.00	401,625								