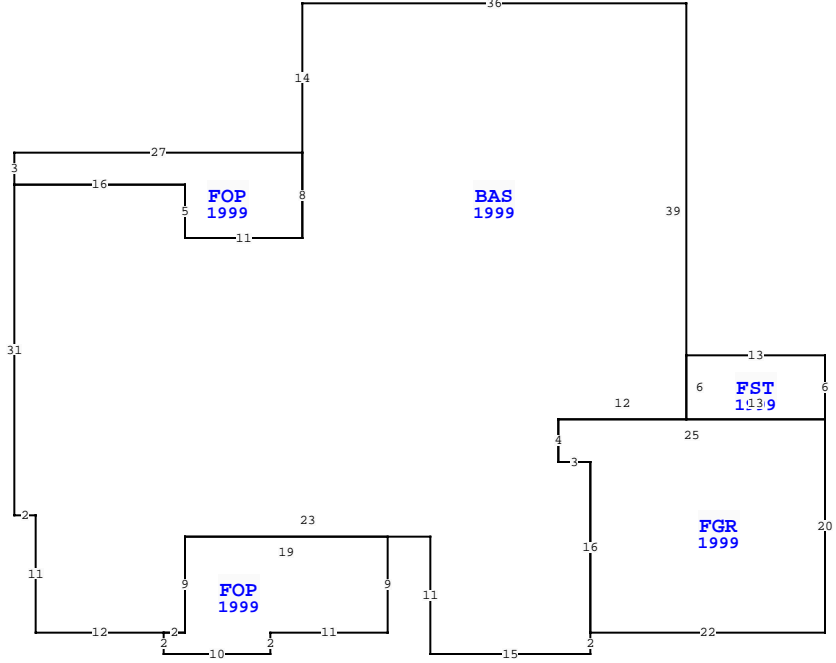


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC 80	
Exterior Wall	17	CB STUCCO 20	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	15	HARDTILE 60	
Interior Floor	14	CARPET 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
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		1080.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,812	100	2,812
FGR	452	55	249
FOP	136	30	41
FOP	191	30	57
FST	78	55	43
TOTALS	3,669		3,202
			480,579

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,202	119.0112	169.59	543,027	1999	1999	0	0	11.50	88.50
1 SFR CUST - 100% - 2019										Heated Area: 2812	HX Base Yr 2019



NASSAU COUNTY PROPERTY			PAGE 1 of 2
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			480,579
TOTAL MARKET OB/XF VALUE			23,467
TOTAL LAND VALUE - MARKET			247,500
TOTAL MARKET VALUE			751,546
SOH/AGL Deduction			274,270
ASSESSED VALUE			477,276
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			427,276
TOTAL JUST VALUE			751,546
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			583,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990941	FOUNDATION	12,250	07/29/1999
990896	SWIM POOL	13,000	07/21/1999
990082	NEW CONSTR	189,900	03/22/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2494/0874	9/03/2021	WD	U	I	11	100
GRANTOR: TURNER PHILIP						
GRANTEE: PDT REVOCABLE TRUST						
2220/0129	8/27/2018	WD	Q	I	01	585,000
GRANTOR: RUSHING WILLIAM & HOL						
GRANTEE: TURNER PHILIP						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0861	POOL GUNIT	0	100	16	160.00	SF	85.00	85.00	100	1999	1999	3	25	3,400	
3	0819	CONC 12"	0	100	0	482.00	SF	9.50	9.50	100	1999	1999	3	79	3,617	
4	0910	SCRN RM L	0	100	0	546.00	SF	15.00	15.00	100	1999	1999	3	20	1,638	
5	0819	CONC 12"	0	100	13	39.00	SF	9.50	9.50	100	1999	1999	3	79	293	
6	0819	CONC 12"	0	100	3	30.00	SF	9.50	9.50	100	1999	1999	3	79	225	
7	0810	CONCRETE A	0	100	47	141.00	SF	6.50	6.50	100	1999	1999	3	79	724	
8	0810	CONCRETE A	0	100	0	1,824.00	SF	6.50	6.50	100	1999	1999	3	79	9,366	
9	0871	POOL HTR R	0	100	0	1.00	UT	4,000.00	4,000.00	100	1999	1999	3	20	800	
10	0877	JACUZZI	0	100	0	2.00	UT	1,000.00	1,000.00	100	1999	1999	3	20	400	

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	000130	C	SFR WATER	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	225,000.00	247,500.00	247,500							

