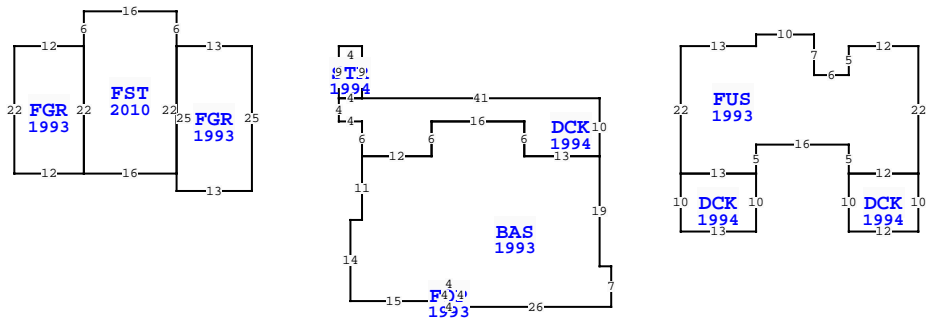


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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			
0100	01	2,624	129.0576	116.47	305,617	1983	1995		0	0	13.25	86.75		
1 SINGLE FAM - 0% - 2023														
Heated Area: 1987														
HX Base Yr														



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		265,123	
TOTAL MARKET OB/XF VALUE		3,648	
TOTAL LAND VALUE - MARKET		340,000	
TOTAL MARKET VALUE		608,771	
SOH/AGL Deduction		0	
ASSESSED VALUE		608,771	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		608,771	
TOTAL JUST VALUE		608,771	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		570,495	

Quality		06 Quality Level 06	
DOR CODE		0100 SINGLE FAMILY	
MAP NUM		MKT AREA 01	
NEIGHBORHOOD/LOC		1044.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	1,175	100	118,719
DCK	120	10	1,213
DCK	130	10	1,313
DCK	330	10	3,335
FGR	264	55	14,650
FGR	325	55	18,086
FOP	16	30	505
FST	448	55	24,856
FUS	812	100	82,043
STR	36	10	404
TOTALS	3,656		265,123

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
2	0811	CONCRETE B	0	0	0	0	672.00	SF	5.20	5.20	100	1983	1983	3	44	1,538	
3	0810	CONCRETE A	0	0	0	0	174.00	SF	6.50	6.50	100	1990	1990	3	62	701	
4	0811	CONCRETE B	0	0	0	0	437.00	SF	5.20	5.20	100	1990	1990	3	62	1,409	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/1000	12/14/2022	WD	Q	I	01	825,000
GRANTOR: FOGARTY HANNELORE R &						
GRANTEE: GREGG KEVIN & LYNDA						
2147/1867	9/22/2017	WD	Q	I	01	375,000
GRANTOR: WELKER SUZANNE						
GRANTEE: FOGARTY HANNELORE R						

BUILDING NOTES

BUILDING DIMENSIONS
FGR=[YR=1993] W13 FST=[YR=2010] N6 W16 S6 FGR=[YR=1993] W12 S22 E12 N22\$ S22 E16 N22\$ S25 E13 N25\$ PTR=E15 STR=[YR=1994] E4 S9 DCK=[YR=1994] E41 S10 BAS=[YR=1993] S19 E2S7 W26 POP=[YR=1993] W4 N4 E4 S4\$ N4W4 S3 W15 N14 E2 N11 E12 N6 E16 S6 E13\$ W13 N6 W16 S6 W12 N6 W4 N4 E4\$ W4 N9\$ W15\$ PTR=E74 FUS=[YR=1993] E13 N2 E10 S7 E6 N5 E12 S22 DCK=[YR=1994] S10 W12N10 E12\$ W12 N5 W16 S5 DCK=[YR=1994] S10 W13 N10 E13 \$ W13 N22\$ W74\$.

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		R-1A	85.00	100.00	85.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	340,000							