

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1005.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	548	100
DCK	192	10
FOP	40	30
HXB	968	100
HXB	1,292	100
HXP	96	30
HXP	96	30
UOP	16	20
TOTALS	3,248	2,900

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,900	115.0842	163.99	475,571	1880	1985	0	0	16.25	83.75

1 SFR CUST - 79.93% - 2014 Heated Area: 2808 HX Base Yr 2014

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		398,291
TOTAL MARKET OB/XF VALUE		41,822
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		690,113
SOH/AGL Deduction		179,274
ASSESSED VALUE		510,839
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		460,839
TOTAL JUST VALUE		690,113
NCON VALUE		29,876
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		609,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211252	SWIM POOL	0	06/15/2021
20173475	REPAIR/RRF	10,000	11/07/2017
20140740	KIT/BATH	60,000	04/15/2014
20062395	DEMOLITION	3,000	10/23/2006
20061417	OTHER	3,000	06/22/2006
20012639	REMODEL	600	12/13/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2406/0580	11/03/2020	LE	U	I	11	100

GRANTOR: LONDON DR HAL  
GRANTEE: ADRIAN CATHERINE  
1889/0939 11/15/2013 CT U I 18 300,100  
GRANTOR: CLERK OF COURT  
GRANTEE: LONDON DR HAL

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	0810	CONCRETE A	0 100	29	5	145.00	SF	6.50	6.50	100	1975	1975	3	27	254	
2	0858	SCULP CONC	0 100	0	0	510.00	SF	13.00	13.00	100	2002	2002	3	95	6,299	
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1975	1975	3	38	760	
4	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1975	1975	3	38	760	
8	0858	SCULP CONC	0 100	4	18	72.00	SF	13.00	13.00	100	2002	2002	3	95	889	
9	0858	SCULP CONC	0 100	10	40	400.00	SF	13.00	13.00	100	2002	2002	3	95	4,940	
10	0861	POOL GUNIT	0 100	0	0	240.00	SF	85.00	85.00	100	2022	2022	3	100	20,400	
11	0855	CONC PAVER	0 100	0	0	444.00	SF	10.00	10.00	100	2022	2022	3	100	4,440	
12	0855	CONC PAVER	0 100	0	0	308.00	SF	10.00	10.00	100	2022	2022	3	100	3,080	
TOTALS															41,822	

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	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	50.00	50.00	250,000							