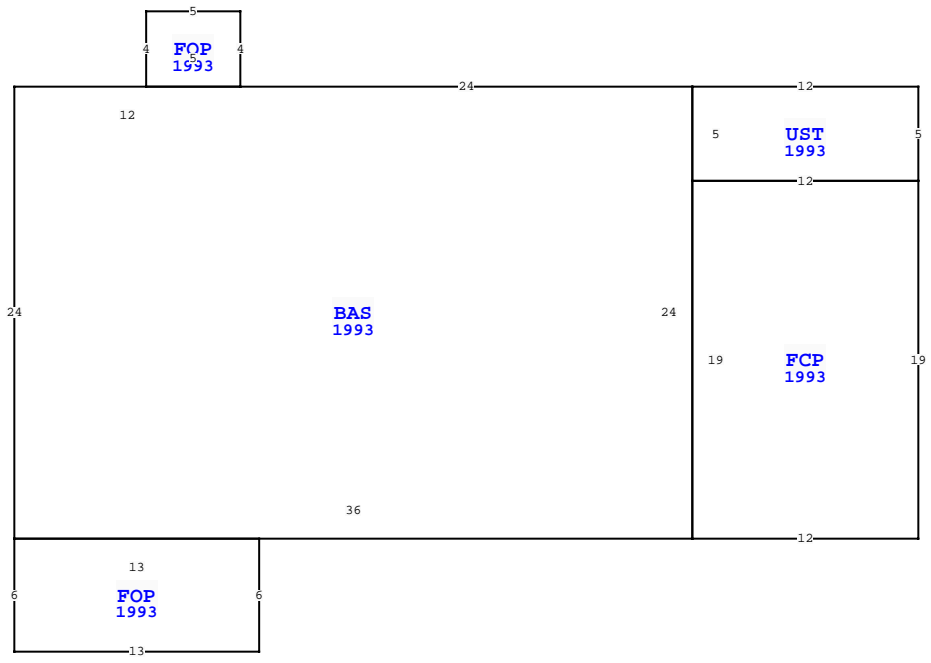


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	864	100	864
FCP	228	25	57
FOP	20	30	6
FOP	78	30	23
UST	60	45	27
TOTALS	1,250		977

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	977	110.8080	100.00	97,700	1960	1980	0	0	17.75	82.25
1 SINGLE FAM - 100% - 2017 Heated Area: 864 HX Base Yr 2017											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			80,358
TOTAL MARKET OB/XF VALUE			687
TOTAL LAND VALUE - MARKET			193,500
TOTAL MARKET VALUE			274,545
SOH/AGL Deduction			176,770
ASSESSED VALUE			97,775
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			47,775
TOTAL JUST VALUE			274,545
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			212,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173650	MTLROOF	5,500	11/20/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2582/1497	8/05/2022	QC	U	I	11	100
GRANTOR: OSBORNE ERIC THOMAS &						
GRANTEE: OSBORNE MARCUS EVAN						
2048/1128	5/23/2016	SW	U	I	12	53,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: OSBORNE ERIC T						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	47	9		6.50	6.50	100	1960
2	0810	CONCRETE A	0	100	35	3		6.50	6.50	100	1960

TOTAL OB/XF												687			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	000100	C	SFR	100	0006	R-2	86.00	100.00	86.00	FF	1.00				

BUILDING NOTES											

BUILDING DIMENSIONS											
UST=[YR=1993] W12 BAS=[YR=1993] W24 FOP=[YR=1993] N4 W5 S4 E5 \$ W12 S24 FOP=[YR=1993] S6 E13 N6 W13 \$ E36 FCP=[YR=1993] E12 N19 W12 S19 \$ N24 \$ S5 E12 N5 \$.											

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	% 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	0006	R-2	86.00	100.00	86.00	FF	1.00	1.00	0.90	2,500.00	2,250.00	193,500							