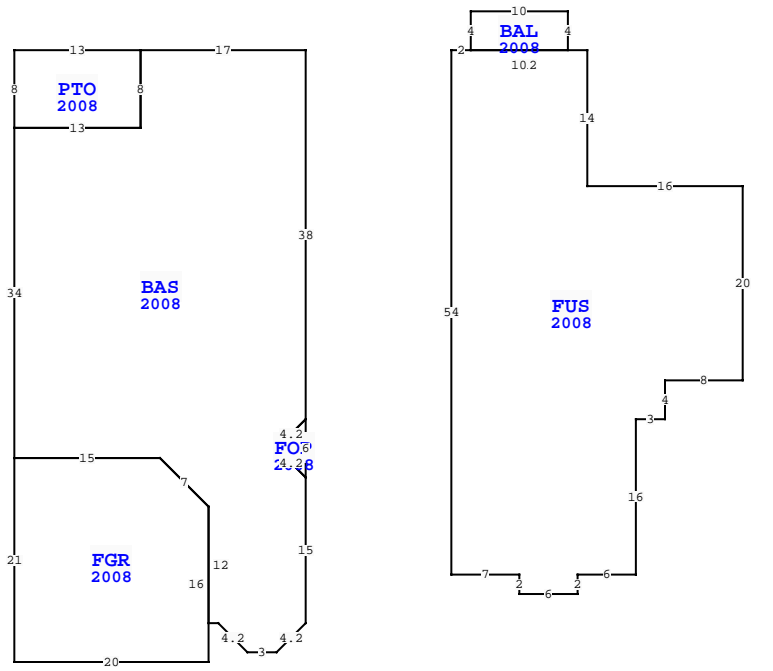




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAL	40	15	6
BAS	1,348	100	1,348
FGR	408	55	224
FOP	9	30	3
FUS	1,200	100	1,200
PTO	104	5	5
TOTALS	3,109		2,786
			411,474

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 100%	- 2022								
				Heated Area: 2548							
					HX Base Yr 2022						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		411,474	
TOTAL MARKET OB/XF VALUE		4,414	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		530,888	
SOH/AGL Deduction		79,414	
ASSESSED VALUE		451,474	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		401,474	
TOTAL JUST VALUE		530,888	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		474,732	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0720897	NEW CONSTR	0	05/01/2008
C20897	CO ISSUED	0	05/01/2008
E20757	ELEC OTHER	1,000	05/01/2008
M13765	MECH OTHER	0	04/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2639/1557	5/15/2023	WD	Q	I	01	775,000
GRANTOR: HEWITT WILLIAM H &						
GRANTEE: BEDFORD STEPHEN L T						
2490/0928	8/20/2021	WD	Q	I	01	659,000
GRANTOR: MOLANO BEATRICE W						
GRANTEE: HEWITT WILLIAM H &						

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	46	4			184.00	SF	6.50	6.50	100	2008	2008	3	90	1,076	
2	0810	CONCRETE A	0	100	0	0			465.00	SF	6.50	6.50	100	2008	2008	3	90	2,720	
3	0855	CONC PAVER	0	100	0	0			97.00	SF	7.00	7.00	100	2009	2009	3	91	618	
TOTALS															4,414				

BUILDING NOTES														
BAS=[YR=2008] W17 PTO=[YR=2008] W13 S8 E13 N8\$ S8 W13 S34 FGR=[YR=2008] S21 E20 N16 U5 L5 W15\$ E15 D5 R5 S12 E1 D3 R3 E3 U3 R3 N15 FOP=[YR=2008] N6 D3 L3 D3 R3 \$ U3 L3 U3 R3 N38\$ PTR= E15 FUS=[YR=2008] E2 BAL=[YR=2008] N4E10S4W10 \$ E12 S14 E16 S20 W8 S4 W3 S16 W6 S2 W6 N2 W7 N54\$ 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	DPTH 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							