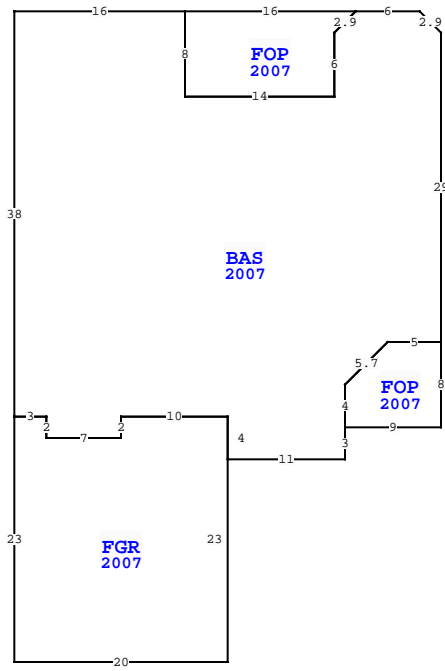




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.100	
Units		0	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4044.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,407	100	1,407
FGR	446	55	245
FOP	64	30	19
FOP	114	30	34
TOTALS	2,031		1,705

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,705	105.4500	125.22	213,500	2007	2007	0	0	7.15	92.85
1 SNGL FAM - 100% - 0 Heated Area: 1407 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	198,235	
TOTAL MARKET OB/XF VALUE	5,170	
TOTAL LAND VALUE - MARKET	65,000	
TOTAL MARKET VALUE	268,405	
SOH/AGL Deduction	136,629	
ASSESSED VALUE	131,776	
TOTAL EXEMPTION VALUE	50,000	
BASE TAXABLE VALUE	81,776	
TOTAL JUST VALUE	268,405	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	218,428	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11433	H/AC	0	04/01/2006
P10643	NEW CONSTR	0	01/01/2006
C16800	CO ISSUED	0	12/01/2005
E16409	NEW CONSTR	2,000	12/01/2005
R08700	REPAIR/RRF	3,500	12/01/2005
B16712	FOUNDATION	3,500	12/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/1092	3/03/2023	WD	Q	I	02	285,000
GRANTOR: NOBLE VERDIE ANNETTE						
GRANTEE: EDGE DANA						
1490/1278	4/09/2007	WD	Q	I		195,000
GRANTOR: COPPENBARGER HOMES						
GRANTEE: NOBLE VERDIE ANNETT						

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	42	16			6.50	100	2007	2007	3	89	3,888	
2	0855	CONC PAVER	0	100	36	4			10.00	100	2007	2007	3	89	1,282	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2007] U2 L2 W6 FOP=[YR=2007] W16S8 E14N6 U2 R2 \$ D2 L2 S6W14N8W16 S38 FGR=[YR=2007] S23E20N23W10S2W7N2 W3\$ E3S2E7N2E10S4E11N3 FOP=[YR=2007] E9N8W5 D4 L4 S4\$ N4 R4 U4 E5N29\$.	

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		0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							