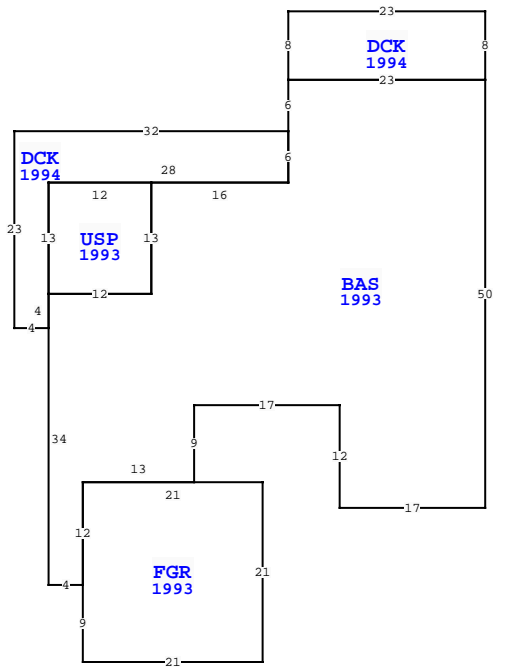


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 10
NEIGHBORHOOD/LOC	10001.00
AREA TYPE	TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS	1,851 100 1,851 259,776
DCK	184 10 18 2,526
DCK	260 10 26 3,649
FGR	441 55 243 34,104
USP	156 30 47 6,596
TOTALS	2,892 2,185 306,650

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	2,185	115.8654	165.11	360,765	1980	1990	0	0	15.00	85.00		
1 SFR CUST - 100% - 2022 Heated Area: 1851 HX Base Yr 2022													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			306,650
TOTAL MARKET OB/XF VALUE			2,433
TOTAL LAND VALUE - MARKET			450,000
TOTAL MARKET VALUE			759,083
SOH/AGL Deduction			214,074
ASSESSED VALUE			545,009
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			495,009
TOTAL JUST VALUE			759,083
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			529,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2556/0307	4/12/2022	WD	U	I	11	100
GRANTOR: STEIN JAY M						
GRANTEE: STEIN JAY M REVOCAB						
2555/1273	4/12/2022	WD	U	I	11	100
GRANTOR: STEIN PHILLIPS LIVING						
GRANTEE: STEIN JAY M						

BUILDING NOTES

BUILDING DIMENSIONS
DCK=[YR=1994] W23 S8 BAS=[YR=1993] S6 DCK=[YR=1994] W32 S23 E4 N4 USP=[YR=1993] E12 N13 W12 S13\$ N13 E28 N6\$ S6 W16 S13 W12 S34 E4 FGR=[YR=1993] S9 E21 N21 W21 S12\$ N12 E13 N9 E17 S12 E17 N50 W23\$ E23 N8\$.

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	0811	CONCRETE B	0	100	0	587.00	SF	5.20	5.20	100	1980	1980	3	35	1,068	
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	49	980	
3	0850	PEBBLE WLK	0	100	0	314.00	SF	3.50	3.50	100	1980	1980	3	35	385	
TOTALS																

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		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							