

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	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
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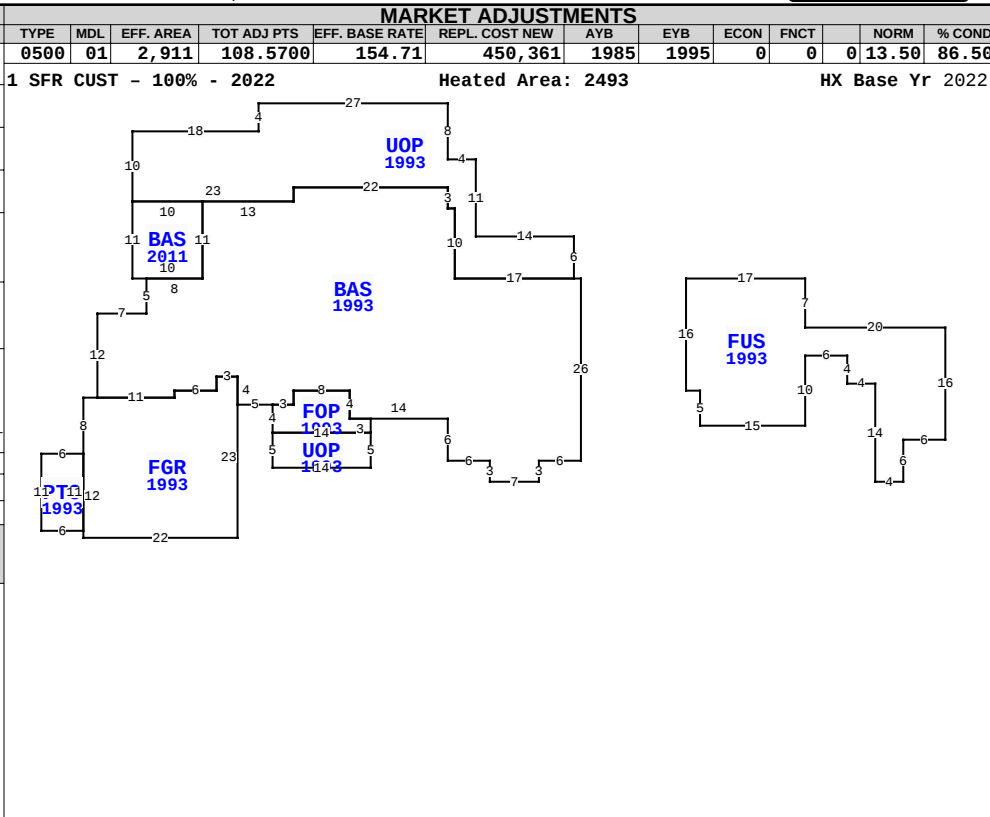
NEIGHBORHOOD/LOC	10001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,796	100	1,796	240,348
BAS	110	100	110	14,721
FGR	455	55	250	33,456
FOP	66	30	20	2,676
FUS	587	100	587	78,555
PTO	66	5	3	401
UOP	70	20	14	1,874
UOP	656	20	131	17,531

TOTALS	3,806		2,911	389,562
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00
3	0820	WOOD WALK	0	100	0	71.00	SF	11.75	11.75
4	0855	CONC PAVER	0	100	0	974.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00
3	0820	WOOD WALK	0	100	0	71.00	SF	11.75	11.75
4	0855	CONC PAVER	0	100	0	974.00	SF	10.00	10.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 5					Tax Dist:				
BUILDING MARKET VALUE					389,562				
TOTAL MARKET OB/XF VALUE					9,326				
TOTAL LAND VALUE - MARKET					350,000				
TOTAL MARKET VALUE					748,888				
SOH/AGL Deduction					0				
ASSESSED VALUE					748,888				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					698,888				
TOTAL JUST VALUE					748,888				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					745,069				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
601612	GAS	1,295	03/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2500/1108	9/28/2021	WD	Q	I	01	940,000
GRANTOR: TROWBRIDGE KAREN V LV						
GRANTEE: ELLIS GARY M & CLAI						
2251/1139	1/29/2019	WD	U	I	11	100
GRANTOR: TROWBRIDGE KAREN V						
GRANTEE: TROWBRIDGE KAREN V						

GRANTOR: TROWBRIDGE KAREN V LV

GRANTEE: ELLIS GARY M & CLAIRE

2251/1139 1/29/2019 WD U I 11 100

GRANTOR: TROWBRIDGE KAREN V

GRANTEE: TROWBRIDGE KAREN V

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W1 UOP=[YR=1993] N6 W14 N11 W4 N8 W27 S4 W18 S10 BAS=[YR=2011] S11 E10 N11 W10\$ E23 N2 E22 S3 E1 S10 E17\$ W17 N10 W1 N3 W22 S2 W13 S11 W8 S5 W7 S12 FGR=[YR=1993] W2 S8 PTO=[YR=1993] W6 S11 E6 N11\$ S12 E22 N23 W3 S2 W6 S1 W11\$ E11 N1 E6 N2 E3 S4 E5 FOP=[YR=1993] S4 UOP=[YR=1993] S5 E14 N5 W14\$ E14 N2 W3 N4 W8 S2 W3\$ E3 N2 E8 S4 E14 S6 E6 S3 E7 N3 E6 N26\$ PTR=E15 FUS=[YR=1993] E17 S7 E20 S16 W6 S6 W4 N14 W4 N4 W6 S10 W15 N5 W2 N16\$ W15\$.									