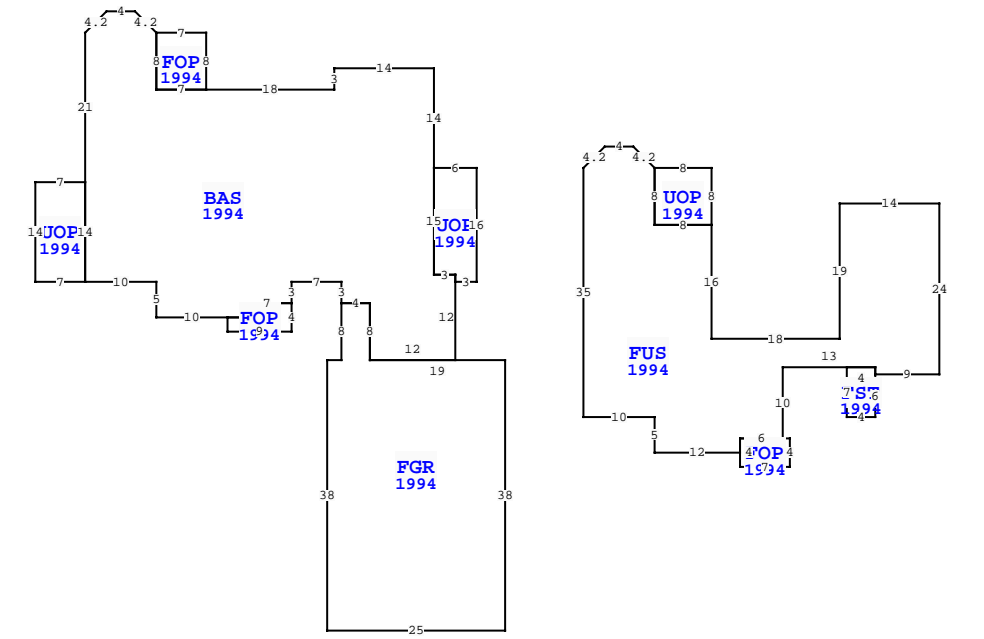




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	90
Interior Wall	08	DECORATIVE	10
Interior Floor	14	CARPET	90
Interior Floor	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.100	
Units		0	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
BAS	1,694	100	1,694
FGR	982	55	540
FOP	28	30	8
FOP	32	30	10
FOP	56	30	17
FST	28	55	15
FUS	1,138	100	1,138
UOP	64	20	13
UOP	93	20	19
UOP	98	20	20
TOTALS	4,213		3,474
			484,816

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2018		Heated Area: 2832					HX Base Yr 2018	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE		484,816	
TOTAL MARKET OB/XF VALUE		19,613	
TOTAL LAND VALUE - MARKET		750,000	
TOTAL MARKET VALUE		1,254,429	
SOH/AGL Deduction		445,379	
ASSESSED VALUE		809,050	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		759,050	
TOTAL JUST VALUE		1,254,429	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		947,782	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25125	REMODEL	2,000	09/01/2011
B00724	SWIM POOL	10,375	01/01/1994
B00560	NEW CONSTR	184,175	10/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2114/0804	4/13/2017	WD Q	Q	I	01	815,100
GRANTOR: HOGAN BRIAN MICHAEL						
GRANTEE: GEIST ALEXANDRA & C						
1312/1004	4/26/2005	QC U	U	I	01	100
GRANTOR: HOGAN KATHLEEN GLORIA						
GRANTEE: HOGAN BRIAN MICHAEL						

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	0504	FP-ELECTRI	0	100	0	0		1.00	UT	2,000.00	2,000.00	100	1994	1994	3	77	1,540
2	0812	CONCRETE C	0	100	0	0		1,454.00	SF	4.00	4.00	100	1994	1994	3	70	4,071
3	0810	CONCRETE A	0	100	0	0		87.00	SF	6.50	6.50	100	1994	1994	3	70	396
4	0845	KOOL DECK	0	100	0	0		484.00	SF	7.25	7.25	100	1994	1994	3	70	2,456
5	0858	SCULP CONC	0	100	14	16		224.00	SF	13.00	13.00	100	1994	1994	3	91	2,650
6	0861	POOL GUNIT	0	100	0	0		385.00	SF	85.00	85.00	100	1994	1994	3	20	6,545
7	0855	CONC PAVER	0	100	0	0		294.00	SF	7.00	7.00	100	2013	2013	3	95	1,955
TOTALS															19,613		

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
UOP=[YR=1994] W6BAS=[YR=1994] N14W14S3W18 FOP=[YR=1994] N8 W7 S8 E7 \$ W7 N8 L3 U3 W4 D3 L3 S21 UOP=[YR=1994] W7 S14E7 N14 \$ S14 E10 S5 E10 FOP=[YR=1994] S2 E9 N4 W7 S2 W2 \$ E2 N2 E7 N3 E7 S3 FGR=[YR=1994] S8 W2 S38 E25 N38 W19 N8 W4 \$ E4 S8 E12 N12 W3 N15 \$ S15 E3 S1 E3 N16 \$ PTR= E15FUS=[YR=1994] R3 U3 E4 D3 R3 UOP=[YR=1994] E8 S8 W8 N8 \$S8E8S16 E18 N19 E14 S24 W9 FST=[YR=1994] N1 W4 S7 E4 N6 \$ N1 W13 S10 FOP=[YR=1994] W6 S4 E7 N4 W1 \$ W6 S2W12 N5 W10 N35 \$ 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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000130	C	SFR WATER	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	750,000.00	750,000.00	750,000								