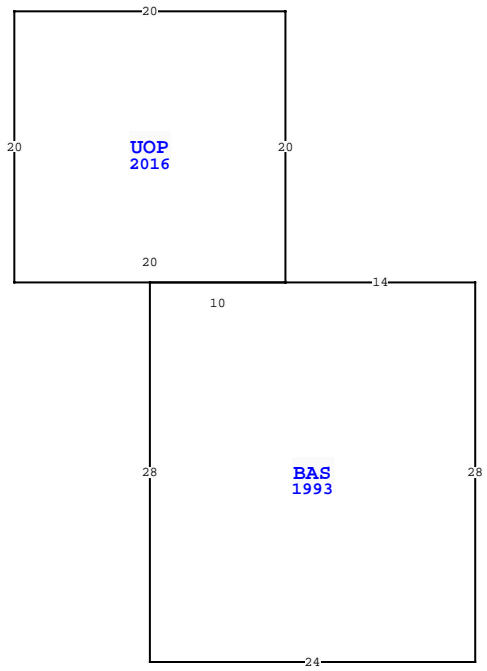




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	09	PINE WOOD 100	
Air Condition	01	NONE 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8011.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	672	100	672
UOP	400	20	80
			SUBAREA MARKET VALUE
			54,115
			6,442
TOTALS	1,072		752
			60,558

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1		752	105.6000	95.30	71,666	1989	1989	0	0	15.50	84.50
1 SINGLE FAM - 100% - 1996											
Heated Area: 672											
HX Base Yr 1996											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			60,558
TOTAL MARKET OB/XF VALUE			816
TOTAL LAND VALUE - MARKET			88,900
TOTAL MARKET VALUE			150,274
SOH/AGL Deduction			91,338
ASSESSED VALUE			58,936
TOTAL EXEMPTION VALUE	HX HB WX		38,936
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			150,274
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			109,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5850	NEW CONSTR	200	04/19/1989
3073	NEW CONSTR	0	05/27/1988
4700	GARAGE	11,016	03/01/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0473/0399	11/01/1985	WD	Q	V		14,000

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/13/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W14 UOP=[YR=2016] N20 W20 S20 E20\$ W10 S28 E24 N28\$.	

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	0940	SHEDS/PORT	0	100	17	8			30.00	100	1993	1993	3	20	816	

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.54	AC		1.00	1.00	1.00	35,000.00	35,000.00	88,900							