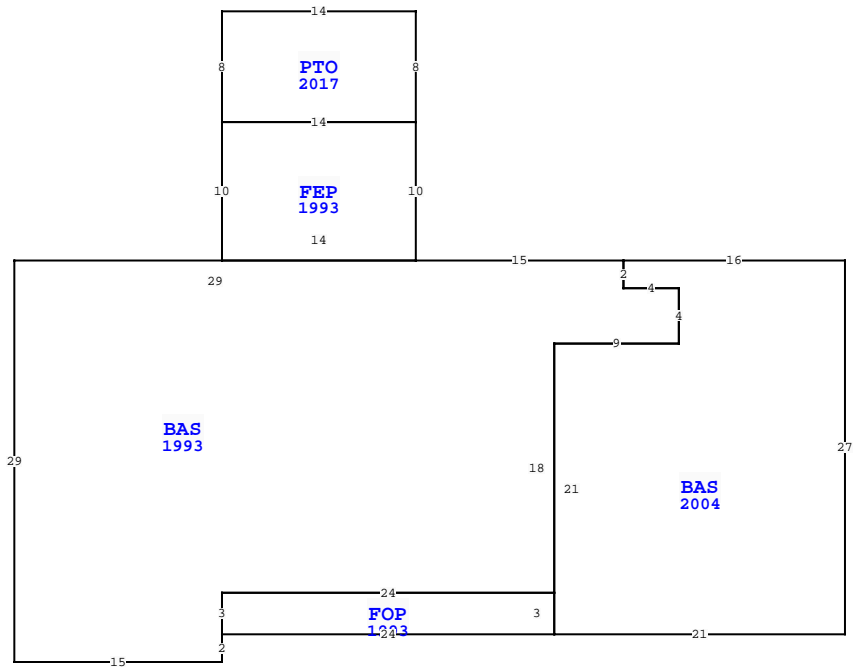




BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	19 COMMON BRK 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	12 MODULAR MT 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	13 LVT/LAMMT 70			
Interior Floor	11 CLAY TILE 30			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
Occupancy	00 NONE 100			
Quality	01 Quality Level 01			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 08			
NEIGHBORHOOD/LOC	8001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,057	100	1,057	130,270
BAS	521	100	521	64,210
FEP	140	80	112	13,803
FOP	72	30	22	2,712
PTO	112	5	6	740
TOTALS	1,902		1,718	211,735

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,718	117.2700	139.26	239,249	1963	2010	0	0	11.50	88.50	
1 SNGL FAM - 100% - 2022 Heated Area: 1578 HX Base Yr 2022												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			211,735
TOTAL MARKET OB/XF VALUE			2,129
TOTAL LAND VALUE - MARKET			37,800
TOTAL MARKET VALUE			251,664
SOH/AGL Deduction			30,480
ASSESSED VALUE			221,184
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			171,184
TOTAL JUST VALUE			251,664
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			214,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20888	ELEC OTHER	0	06/01/2008
8700	REMODEL	100	02/04/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2508/1076	10/25/2021	WD Q	Q	I	01	313,500
GRANTOR: MOSER STEVEN D & TINA						
GRANTEE: SCHERSCHEL SUMMER &						
2141/1078	8/17/2017	WD Q	Q	I	01	123,800
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: MOSER STEVEN D & TI						

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	20	18		6.50	6.50	100	2009	2009	3	91	2,129	

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

BUILDING NOTES												
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BUILDING DIMENSIONS
 BAS=[YR=2004] W16 BAS=[YR=1993] W15 FEP=[YR=1993] N10
 PTO=[YR=2017] N8 W14 S8 E14\$ W14 S10 E14 \$ W29S29 E15 N2
 FOP=[YR=1993] E24 N3 W24S3 \$ N3 E24 N18 E9 N4 W4 N2 \$ S2 E4
 S4 W9 S21 E21 N27 \$.

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	0004	OR	0.00	0.00	1.26	AC		1.00	1.00	1.00	30,000.00	30,000.00	37,800								