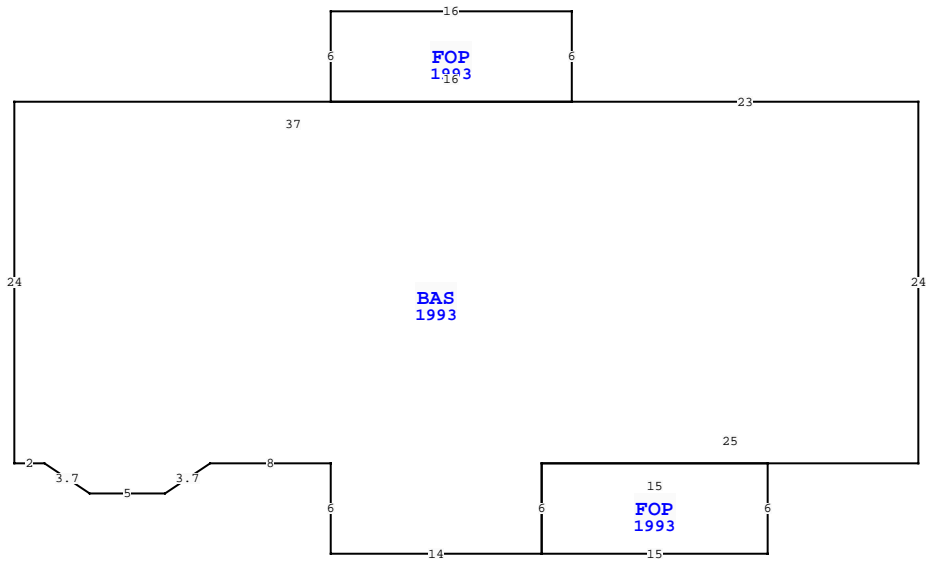




BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	12	CEDAR 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	13	LVT/LAMMT 90		
Interior Floor	11	CLAY TILE 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC		4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100	1,540	124,509
FOP	90	30	27	2,183
FOP	96	30	29	2,345
TOTALS	1,726		1,596	129,037

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	- 100%	- 2023									Heated Area: 1540	HX Base Yr 2023



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			141,305
TOTAL MARKET OB/XF VALUE			6,524
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			227,829
SOH/AGL Deduction			0
ASSESSED VALUE			227,829
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			177,829
TOTAL JUST VALUE			227,829
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2591/1118	9/15/2022	WD	U	I	37	39,700

GRANTOR: BIRD SUSAN K  
GRANTEE: COOPER RICHARD LEE

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W23 FOP=[YR=1993] N6 W16 S6 E16\$ W37 S24 E2 D2 R3 E5 R3 U2 E8 S6 E14 FOP=[YR=1993] E15 N6 W15 S6\$ N6 E25 N24\$.	

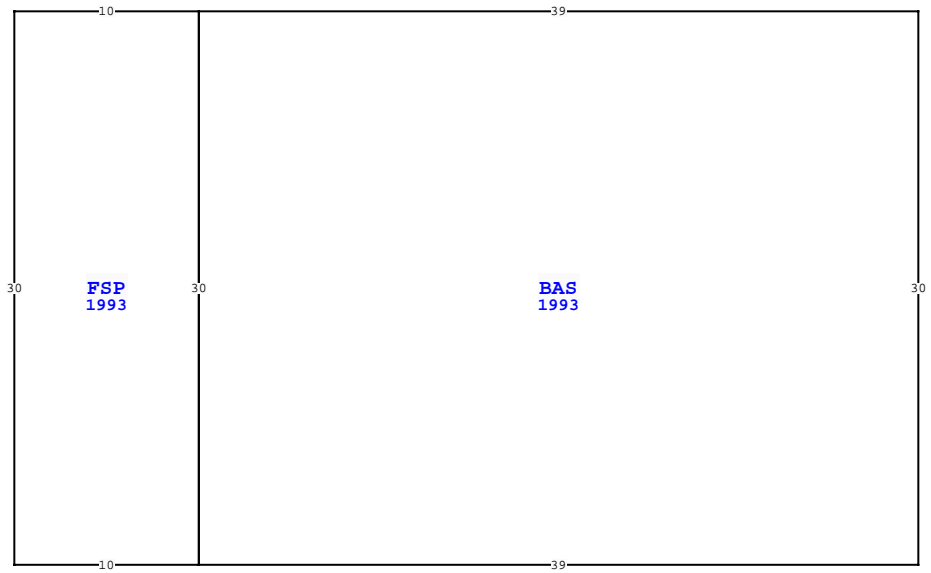
EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
2	1242	WD DECK A	0	100	0	254.00	SF	10.00	10.00	100	1986	1986	3	20	508	
3	0820	WOOD WALK	0	100	0	377.00	SF	11.75	11.75	100	1986	1986	3	40	1,772	
4	0812	CONCRETE C	0	100	0	1,216.00	SF	4.00	4.00	100	1986	1986	3	52	2,529	
														TOTAL OB/XF	6,524	

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	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	15	CONC BLOCK 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	01	MINIMUM 100		
Interior Floo	03	CONC FINSH 100		
Air Condition	01	NONE 100		
Heating Type	01	NONE 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	03	MASONRY 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	02	Quality Level 02		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC		4053.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100	1,170	11,127
FSP	300	40	120	1,141
TOTALS	1,470		1,290	12,268

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2											
2 GARAGE RES - 100% - 2023			Heated Area: 1170			HX Base Yr 2023					



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			141,305
TOTAL MARKET OB/XF VALUE			6,524
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			227,829
SOH/AGL Deduction			0
ASSESSED VALUE			227,829
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			177,829
TOTAL JUST VALUE			227,829
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2591/1118	9/15/2022	WD	U	I	37	39,700
GRANTOR: BIRD SUSAN K						
GRANTEE: COOPER RICHARD LEE						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W39 FSP=[YR=1993] W10 S30 E10 N30\$ S30 E39 N30\$.	

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

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