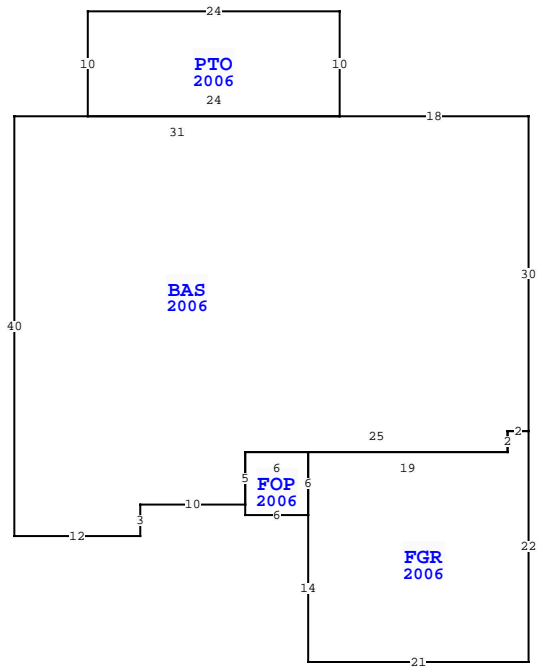




BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	05 AVERAGE 70			
Exterior Wall	16 WD FR STUC 30			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	13 LVT/LAMNT 50			
Interior Floor	14 CARPET 50			
Air Condition	03 CENTRAL 100			
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	04 Quality Level 04			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4050.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100	1,710	158,234
FGR	424	55	233	21,561
FOP	36	30	11	1,018
PTO	240	5	12	1,110
TOTALS	2,410		1,966	181,923

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% - 2021	
												Heated Area: 1710	
												HX Base Yr 2021	



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			181,923
TOTAL MARKET OB/XF VALUE			3,853
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			235,776
SOH/AGL Deduction			47,998
ASSESSED VALUE			187,778
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			137,778
TOTAL JUST VALUE			235,776
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			196,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C16983	CO ISSUED	0	01/01/2006
B16983	NEW CONSTR	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2371/0423	6/25/2020	WD Q	Q	I	01	225,000
GRANTOR: HOWARD ANGELA R MCCUL						
GRANTEE: VAN WAGNER NATALIE						
1653/0870	11/18/2009	WD U	U	I	12	120,000
GRANTOR: ONEWEST BANK FSB						
GRANTEE: MCCULLERS ANGELA R						

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	0811	CONCRETE B	0	100	0	0			5.20	100	2006	2006	3	88	3,853	

BLD DATE	03/20/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2006] W18 PTO=[YR=2006] N10 W24 S10 E24\$ W31 S40 E12 N3 E10 FOP=[YR=2006] S1 E6 FGR=[YR=2006] S14 E21 N22 W2 S2 W19 S6\$ N6 W6 S5 \$ N5 E25 N2 E2 N30\$.													

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	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							