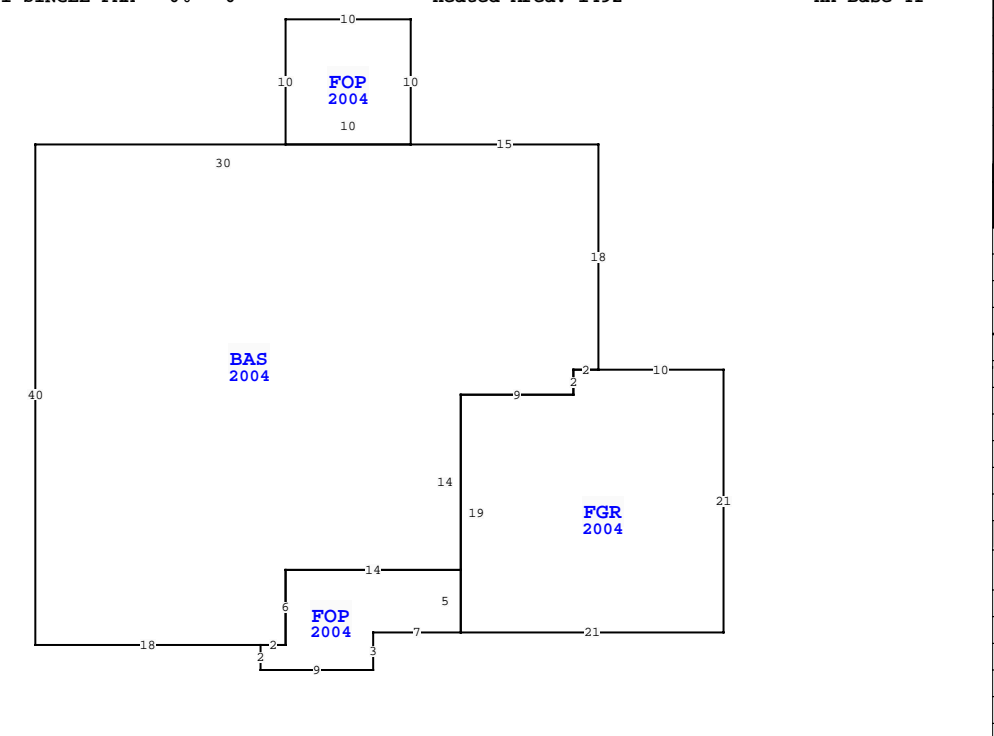


ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,783	121.1700	109.36	194,989	2004	2004	0	0	10.00	90.00		



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	1,492	100	1,492	146,849
FGR	423	55	233	22,933
FOP	95	30	28	2,756
FOP	100	30	30	2,953
TOTALS	2,110		1,783	175,490

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			175,490
TOTAL MARKET OB/XF VALUE			3,734
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			229,224
SOH/AGL Deduction			20,725
ASSESSED VALUE			208,499
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			208,499
TOTAL JUST VALUE			229,224
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			191,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412754	NEW CONSTR	108,797	05/01/2004
P0408027	NEW CONSTR	0	05/01/2004
R046117	REPAIR/RRF	2,000	05/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2229/0807	10/10/2018	QC	U	I	11	100

GRANTOR: PHELAN DEBORAH & WILL
GRANTEE: PHELAN DEBORAH K RE

1818/1667	10/03/2012	WD	U	I	30	100
-----------	------------	----	---	---	----	-----

GRANTOR: PHELAN DEBORAH K
GRANTEE: PHELAN DEBORAH K TR

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	0	0	0		5.20	100	2004	2004	3	86	3,734	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2004] W15 FOP=[YR=2004] N10 W10 S10 E10\$ W30 S40 E18	
FOP=[YR=2004] S2 E9 N3 E7 FGR=[YR=2004] E21 N21 W10 W2 S2 W9	
S19\$ N5 W14 S6 W2 \$ E2 N6 E14 N14 E9 N2 E2 N18\$.	

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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000									