



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

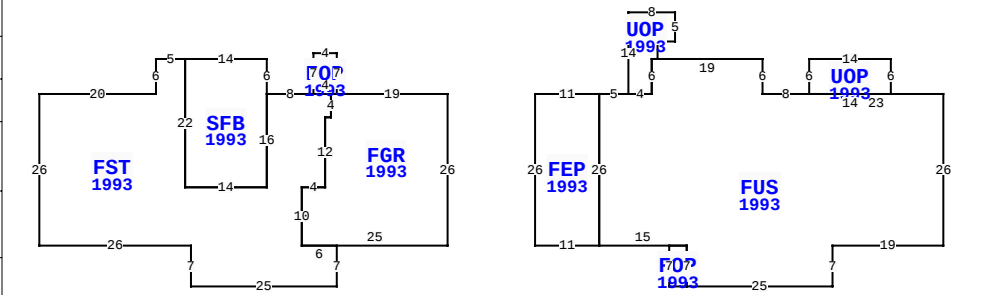
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1059.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
FEP	286	80	229	15,903
FGR	582	55	320	22,222
FOP	21	30	6	417
FOP	28	30	8	556
FST	1,219	55	670	46,528
FUS	1,823	100	1,823	126,597
SFB	308	80	246	17,084
UOP	79	20	16	1,111
UOP	84	20	17	1,180
TOTALS	4,430		3,335	231,597

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0 100	0	0	769.00	SF	5.20	5.20
3	1123	CB 8"	0 100	0	0	980.00	SF	6.15	6.15
4	1242	WD DECK A	0 100	0	0	849.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			105.00	272.00	105.00
2	000100	C	SFR	100			85.00	172.00	85.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,335	101.2644	120.25	401,034	1960	1960	0	0	42.25	57.75
1 SNGL FAM - 100% - 2022 Heated Area: 2069 HX Base Yr 2022											



TOTAL OB/XF											
6,083											

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6,083											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		231,597	
TOTAL MARKET OB/XF VALUE		6,083	
TOTAL LAND VALUE - MARKET		877,978	
TOTAL MARKET VALUE		1,115,658	
SOH/AGL Deduction		17,226	
ASSESSED VALUE		1,098,432	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		1,048,432	
TOTAL JUST VALUE		1,115,658	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,096,909	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B033772	XFOB	7,000	09/12/2003
5104	REPAIR/RRF	3,914	11/14/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2451/0409	4/06/2021	WD	Q	I	02
GRANTOR: LEHMAN TAO B					
GRANTEE: NOLAN PAUL J & HEAT					
1010/1992	10/04/2001	WD	Q	I	
GRANTOR: ALDRED W H III ET AL					
GRANTEE: LEHMAN TAO B					

BUILDING NOTES									
FGR=[YR=1993] W19 FOP=[YR=1993] N7 W4 S7 FST=[YR=1993] W8 SFB=[YR=1993] N6 W14 S22 E14 N16 \$ S16 W14 N22 W5 S6 W20 S26 E26 S7 E25 N7 W6 N10 E4 N12 E1 N4 W3 \$ E4 \$ W1 S4 W1 S12 W4 S10 E25 N26 \$ PTR= E15 FEP=[YR=1993] E11 FUS=[YR=1993] E5 UOP=[YR=1993] N14 E8 S5 W3 S3 W1 S6W4 \$ E4 N6 E19 S6 E8 UOP=[YR=1993] N6 E14 S6 W14 \$ E23 S26 W19 S7W25 FOP=[YR=1993] W3 N7 E3 S7 \$ N7 W15 N26 \$ S26 W11 N26 \$ W15 \$.									