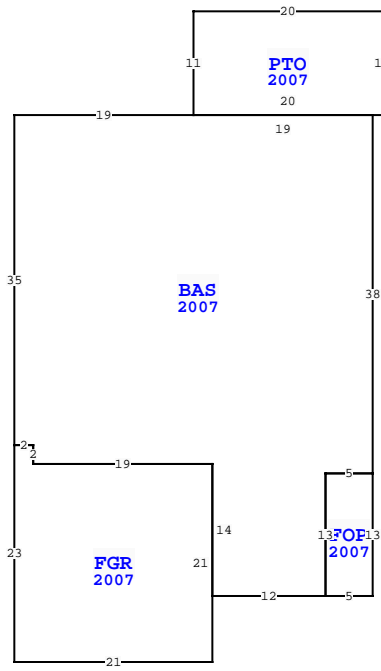


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,575	100	1,575
FGR	445	55	245
FOP	65	30	20
PTO	220	5	11
			SUBAREA MARKET VALUE
			141,740
			22,048
			1,800
			990
TOTALS	2,305		1,851
			166,578

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 100% - 2017											
Heated Area: 1575											
HX Base Yr 2017											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		166,578	
TOTAL MARKET OB/XF VALUE		3,179	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		224,757	
SOH/AGL Deduction		76,695	
ASSESSED VALUE		148,062	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		98,062	
TOTAL JUST VALUE		224,757	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		190,723	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002987	REPAIR/RRF	18,311	02/03/2022
E18802	ELEC OTHER	1,500	02/01/2007
M12697	MECH OTHER	0	02/01/2007
C19326	CO ISSUED	0	01/01/2007
R10021	REPAIR/RRF	2,000	01/01/2007
B19326	NEW CONSTR	148,764	01/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2014/1155	11/06/2015	WD	Q	I	01	160,000
GRANTOR: ENOCH TYLER						
GRANTEE: TALLMAN KENNETH ROY						
1882/0455	9/30/2013	TD	Q	I	01	145,000
GRANTOR: TUSO STEVEN TRUSTEE						
GRANTEE: ENOCH TYLER						

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	2007	2007	3	89	3,179	

TOTAL OB/XF										3,179						

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	000134	C	SFR POND	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

BUILDING NOTES									
BUILDING DIMENSIONS									
PTO=[YR=2007] W20 S11 BAS=[YR=2007] W19 S35 FGR=[YR=2007] S23 E21 N21 W19 N2 W2\$ E2 S2 E19 S14 E12 FOP=[YR=2007] E5 N13 W5 S13\$ N13 E5 N38 W19\$ E20 N11\$.									