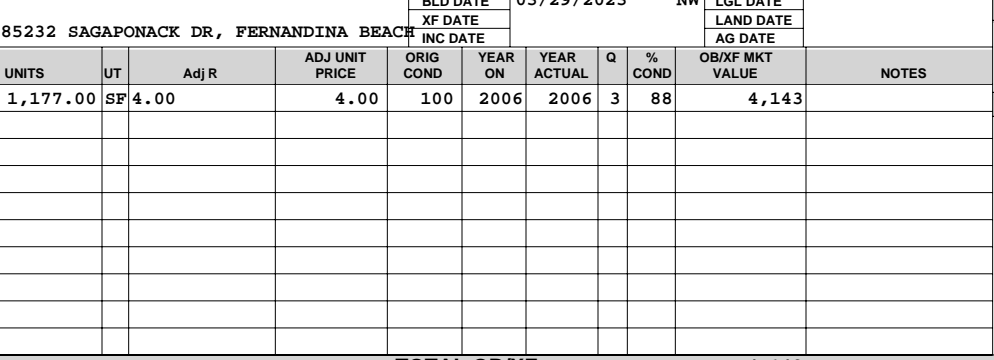


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	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	4043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,933	100	1,933
FGR	566	55	311
FOP	52	30	16
FOP	166	30	50
TOTALS	2,717		2,310
			305,136

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,310	120.9075	143.58	331,670	2006	2006	0	0	8.00	92.00
1 SNGL FAM - 100% - 2021 Heated Area: 1933 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			305,136
TOTAL MARKET OB/XF VALUE			4,143
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			436,779
SOH/AGL Deduction			167,223
ASSESSED VALUE			269,556
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			219,556
TOTAL JUST VALUE			436,779
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			336,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11468	MECH OTHER	0	05/01/2006
E17207	ELEC OTHER	1,900	04/01/2006
P10899	OTHER	0	03/01/2006
C17168	CO ISSUED	320,040	02/01/2006
R08953	REPAIR/RRF	1,500	02/01/2006
B17168	NEW CONSTR	320,040	02/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2378/1140	7/17/2020	WD Q	Q	I	01	293,500
GRANTOR: EAMES KATHERINE A & A						
GRANTEE: WINDHAM JEFFERSON E						
2032/1612	3/04/2016	WD Q	Q	I	02	265,000
GRANTOR: KANTHARAJ BELAGODU N						
GRANTEE: EAMES KATHERINE A &						

BLD DATE		03/29/2023	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2006] W12 S6 W8 FOP=[YR=2006] W23 S5 D3 R3 E18 N6 R2 U2 \$ D2 L2 S6 W18 L3 U3 W8 D3 L3 S35 E3 S2 E9 N2 E3 N3 FOP=[YR=2006] E8 N3 W1 N4 W7 S7\$ N7 E7 S4 E10 FGR=[YR=2006] S25 E5 S2 E12 N2 E5 N23 W12 N4 W8 S2 W2\$ E2 N2 E8 S4 E12 N45\$.	

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	0812	CONCRETE C	0	100	0	0		4.00	100	2006	2006	3	88	4,143	

LAND DESCRIPTION		TOTAL OB/XF 4,143																						
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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							