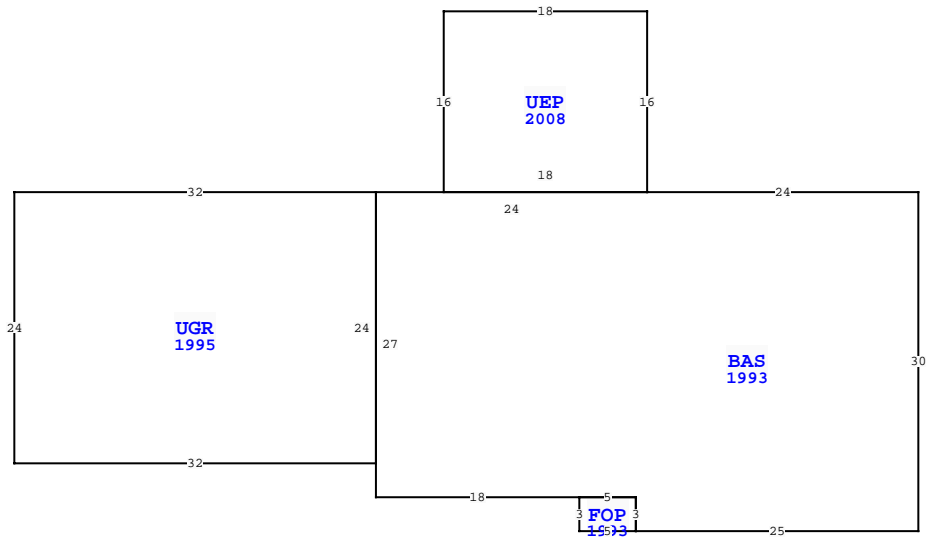


BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	20 FACE BRICK 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 90			
Interior Floor	08 SHT VINYL 10			
Air Condition	03 CENTRAL 100			
Heating Type	04 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 08			
NEIGHBORHOOD/LOC	8005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,371	100	1,371	105,254
FOP	15	30	4	307
UEP	288	60	173	13,281
UGR	768	45	346	26,563
TOTALS	2,442		1,894	145,406

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,894	109.7600	99.06	187,620	1991	1992	0	0	22.50	77.50		
1 SINGLE FAM - 100% - 0 Heated Area: 1371 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE	145,406			
TOTAL MARKET OB/XF VALUE	7,122			
TOTAL LAND VALUE - MARKET	40,000			
TOTAL MARKET VALUE	192,528			
SOH/AGL Deduction	77,310			
ASSESSED VALUE	115,218			
TOTAL EXEMPTION VALUE	HX HB 50,000			
BASE TAXABLE VALUE	65,218			
TOTAL JUST VALUE	192,528			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	157,743			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951758	XFOB	4,000	03/03/1995
B941036	GARAGE	14,056	05/01/1994
3839	H/AC	1,500	07/02/1991
7287	NEW CONSTR	45,006	06/07/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/1008	8/11/2022	QC	U	I	11	100
GRANTOR: JOHNSON GLENN P & GLE						
GRANTEE: SELPH KRISTLE ELIZA						
0456/0369	5/01/1985	WD	Q	V		12,500
GRANTOR:						
GRANTEE:						

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	0940	SHEDS/PORT	0	100	10	8	SF	30.00	30.00	100	1991	1991	3	20	480	
2	0500	FP-PRE FAB	0	100	0	0	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
3	0811	CONCRETE B	0	100	0	0	SF	5.20	5.20	100	1995	1995	3	72	3,418	
4	0825	BRICK	0	100	0	0	SF	12.50	12.50	100	1991	1991	3	88	704	
														TOTAL OB/XF	7,122	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/23/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W24 UEP=[YR=2008] N16 W18 S16 E18 \$ W24	
UGR=[YR=1995] W32 S24 E32 N24 \$ S27 E18 FOP=[YR=1993] S3 E5	
N3 W5 \$ E5 S3 E25 N30\$ .	

LAND DESCRIPTION																								
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	000110	C	SFR RURAL	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000							