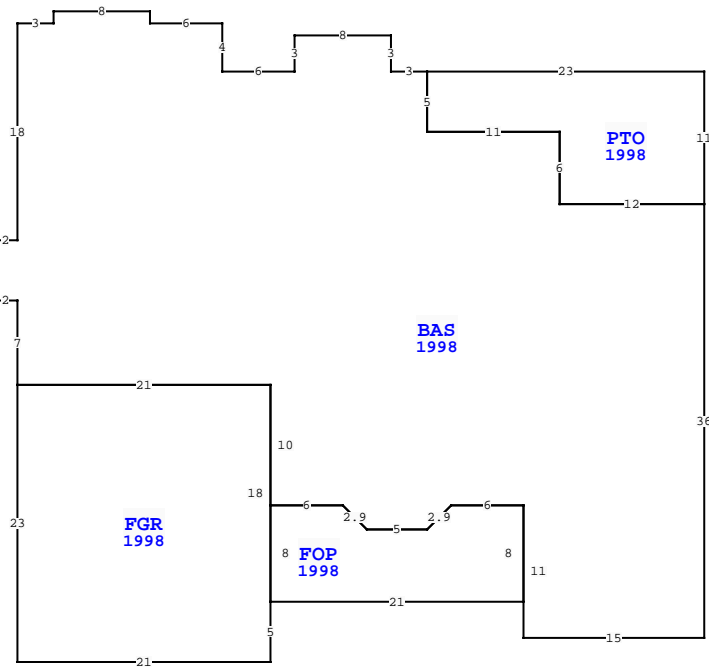




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,944	100	1,944
FGR	483	55	266
FOP	154	30	46
PTO	187	5	9
TOTALS	2,768		2,265
			221,575

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,265	100.4598	119.30	270,214	1998	1998		0	0	18.00	82.00
1 SNGL FAM - 100% - 2023 Heated Area: 1944 HX Base Yr 2023												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			221,575
TOTAL MARKET OB/XF VALUE			19,004
TOTAL LAND VALUE - MARKET			87,500
TOTAL MARKET VALUE			328,079
SOH/AGL Deduction			0
ASSESSED VALUE			328,079
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			278,079
TOTAL JUST VALUE			328,079
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			265,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974347	NEW CONSTR	80,000	10/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/1425	9/19/2022	SW Q	Q	I	01	410,000
GRANTOR: CLASS INVESTMENTS COM						
GRANTEE: WILLIAMS FRANKLIN L						
2574/0633	7/23/2022	WD Q	Q	I	01	265,000
GRANTOR: HADDOCK SPENCER B						
GRANTEE: CLASS INVESTMENTS C						

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	22	28	616.00	SF	5.20	5.20	100	1997	1997	3	75	2,402	
2	0811	CONCRETE B	0 100	0	0	672.00	SF	5.20	5.20	100	1998	1998	3	77	2,691	
3	0510	GARAGE WD-	0 100	28	32	896.00	SF	35.00	35.00	100	1997	1997	3	26	8,154	
4	0940	SHEDS/PORT	0 100	8	22	176.00	SF	13.20	13.20	100	1980	1980	3	20	465	
5	0811	CONCRETE B	0 100	0	0	557.00	SF	5.20	5.20	100	1993	1993	3	68	1,970	
6	0681	POLE SHED	0 100	10	22	220.00	SF	15.00	15.00	100	1997	1997	3	26	858	
7	0476	VF 6 SBPL	0 100	0	0	36.00	LF	32.00	32.00	100	2000	2000	3	55	634	
8	0810	CONCRETE A	0 100	0	0	352.00	SF	6.50	6.50	100	2000	2000	3	80	1,830	
TOTALS													19,004			

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,500								