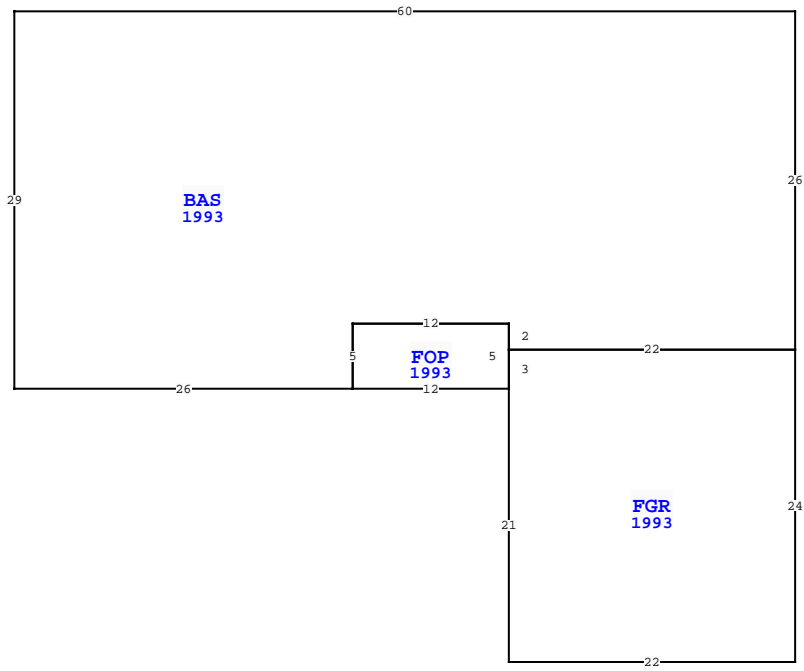




BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	17	CB STUCCO	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	90	
Interior Wall	04	PLYWOOD	10	
Interior Floo	14	CARPET	80	
Interior Floo	11	CLAY TILE	20	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
BUD8 Adjustme	06	DIST 1D	100	
Occupancy	00	NONE	100	
Quality	03	Quality Level	03	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	09	
NEIGHBORHOOD/LOC		9003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,614	100	1,614	122,358
FGR	528	55	290	21,985
FOP	60	30	18	1,365
TOTALS	2,202		1,922	145,708

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,922	108.3880	97.82	188,010	1977	1977	0	0	22.50	77.50
1 SINGLE FAM - 100% - 1997 Heated Area: 1614 HX Base Yr 1997											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		145,708	
TOTAL MARKET OB/XF VALUE		20,445	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		241,153	
SOH/AGL Deduction		116,017	
ASSESSED VALUE		125,136	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		75,136	
TOTAL JUST VALUE		241,153	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		179,439	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3883	REPAIR/RRF	2,700	02/18/1987
BP2838	SWIM POOL	8,800	01/01/1984

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1920/0455	3/12/2014	QC	U	I	11	100
GRANTOR: NELSON ROBERT S & PAM						
GRANTEE: NELSON PAMELA A						
0745/1628	12/06/1995	WD	Q	I		95,500
GRANTOR: WILLHITE GEORGE L & A						
GRANTEE: NELSON ROBERT S & P						

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	0810	CONCRETE A	0	100	0	0	215.00	SF	6.50	6.50	100	1980	1980	3	35	489	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	42	1,470	
4	0861	POOL GUNIT	0	100	38	16	608.00	SF	85.00	85.00	100	1985	1985	3	20	10,336	
5	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1986	1986	3	20	1,000	
7	0812	CONCRETE C	0	100	0	0	2,141.00	SF	4.00	4.00	100	1986	1986	3	52	4,453	
8	0845	KOOL DECK	0	100	100	3	300.00	SF	7.25	7.25	100	1985	1985	3	49.5	1,077	
9	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	100	1998	1998	3	27	1,620	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/16/2023	MLU

BUILDING NOTES	
BAS=[YR=1993] W60 S29 E26 FOP=[YR=1993] E12 FGR=[YR=1993] S21 E22 N24 W22 S3 \$ N5 W12 S5 \$ N5 E12 S2 E22 N26 \$.	

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	0004	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000							