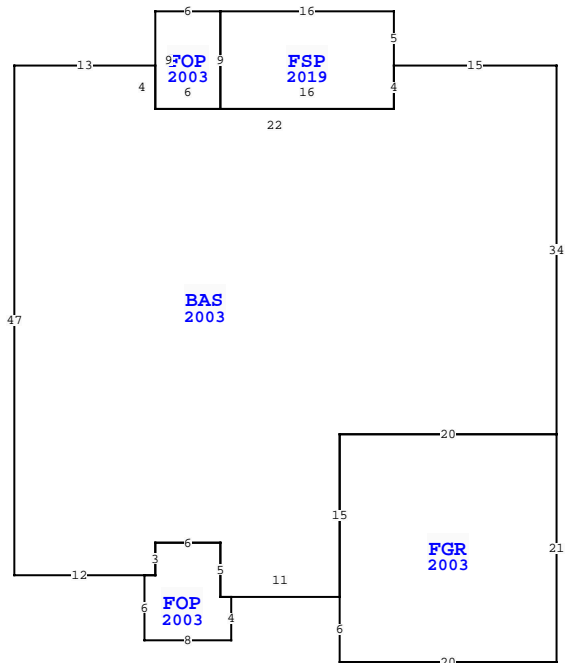


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	12	HARDWOOD	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4041.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,006	100	2,006
FGR	420	55	231
FOP	54	30	16
FOP	64	30	19
FSP	144	40	58
TOTALS	2,688		2,330
			266,259

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,330	106.3300	126.27	294,209	2003	2003	0	0	9.50	90.50
1 SNGL FAM - 100% - 2022 Heated Area: 2006 HX Base Yr 2022											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			266,259
TOTAL MARKET OB/XF VALUE			10,132
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			341,391
SOH/AGL Deduction			195,687
ASSESSED VALUE			145,704
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			95,704
TOTAL JUST VALUE			341,391
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			275,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310644	NEW CONSTR	148,232	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2486/0835	8/09/2021	WD Q	Q	I	02	390,000
GRANTOR: GINN REXFORD E JR & B						
GRANTEE: KRUEMPEL CRAIG J &						
2293/1615	7/23/2019	WD Q	Q	I	01	279,500
GRANTOR: LAVIN DAVID A & HOLLY						
GRANTEE: GINN REXFORD EARLE						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0811	CONCRETE B	0	100	0	620.00	SF	5.20	5.20	100	2003	2003	3	84	2,708	
3	0462	ST/AL FNC	0	100	135	540.00	SF	10.00	10.00	100	2012	2012	3	71	3,834	
4	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2012	2012	3	85	510	
<b>TOTAL OB/XF 10,132</b>																

BUILDING NOTES											
BLD DATE: 06/22/2023 MLU											
LGL DATE: 06/22/2023 MLU											
LAND DATE: 06/22/2023 MLU											
AG DATE: 06/22/2023 MLU											

BUILDING DIMENSIONS											
BAS=[YR=2003] W15 FSP=[YR=2019] N5 W16 FOP=[YR=2003] W6 S9 E6 N9\$ S9 E16 N4\$ S4 W22 N4 W13 S47 E12 FOP=[YR=2003] S6 E8 N4 W1 N5 W6 S3 W1\$ E1 N3 E6 S5 E11 FGR=[YR=2003] S6 E20 N21 W20 S15\$ N15 E20 N34\$ .											

LAND DESCRIPTION												TOTAL OB/XF 10,132												
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							