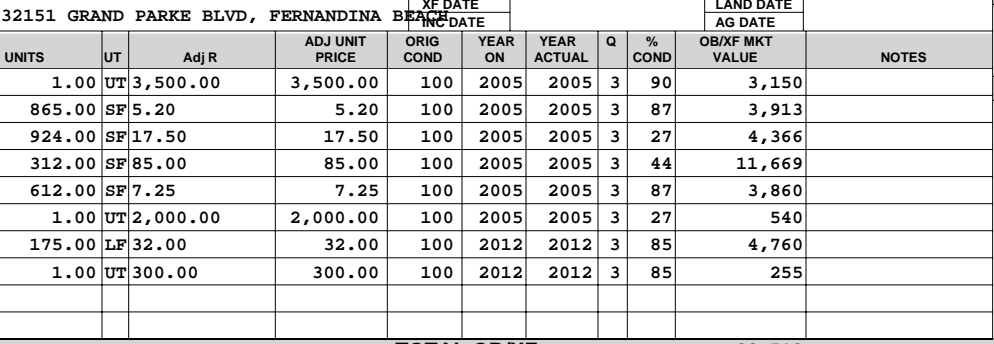


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	04
NEIGHBORHOOD/LOC	4041.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,167	100	2,167
FGR	400	55	220
FOP	54	30	16
FSP	310	40	124
TOTALS	2,931		2,527
SUBAREA MARKET VALUE		292,332	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,527	106.4640	126.43	319,489	2005	2005	0	0	0	8.50	91.50
1 SNGL FAM - 100% - 2022 Heated Area: 2167 HX Base Yr 2022												



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		292,332
TOTAL MARKET OB/XF VALUE		32,513
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		389,845
SOH/AGL Deduction		73,421
ASSESSED VALUE		316,424
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		266,424
TOTAL JUST VALUE		389,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M03453	H/AC	0	06/01/2017
B0616971	SCRN RM	4,404	12/01/2006
E14818	ELEC OTHER	2,000	04/01/2005
M09633	MECH OTHER	0	04/01/2005
R07428	REPAIR/RRF	2,800	04/01/2005
P09323	OTHER	0	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2474/1618	6/28/2021	WD Q	Q	I	02	450,000
GRANTOR: BARNES GERALD W & MAR						
GRANTEE: GEOHEGAN KEVIN J &						
2040/0022	4/13/2016	WD Q	Q	I	01	300,000
GRANTOR: SNIDER JENNIFER & ROB						
GRANTEE: BARNES GERALD W & M						

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	2005	2005	3	90	3,150	
2	0811	CONCRETE B	0	100	0	865.00	SF	5.20	5.20	100	2005	2005	3	87	3,913	
3	0911	SCRN RM A	0	100	28	924.00	SF	17.50	17.50	100	2005	2005	3	27	4,366	
4	0861	POOL GUNIT	0	100	13	312.00	SF	85.00	85.00	100	2005	2005	3	44	11,669	
5	0845	KOOL DECK	0	100	0	612.00	SF	7.25	7.25	100	2005	2005	3	87	3,860	
6	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	27	540	
7	0476	VF 6 SBPL	0	100	0	175.00	LF	32.00	32.00	100	2012	2012	3	85	4,760	
8	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2012	2012	3	85	255	
TOTAL OB/XF 32,513																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2005] W18 FSP=[YR=2005] N5 W33 S10 E20 N2 E10 S2 E3 N5\$ S5 W3 N2 W10 S2 W20 N5 W11 S38 E12 S2 E10 FOP=[YR=2005] S3 E10 N3 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E12 FGR=[YR=2005] S14 E20 N20 W20 S6\$ N6 E20 N34\$.	

LAND DESCRIPTION		TOTAL OB/XF 32,513																						
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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							