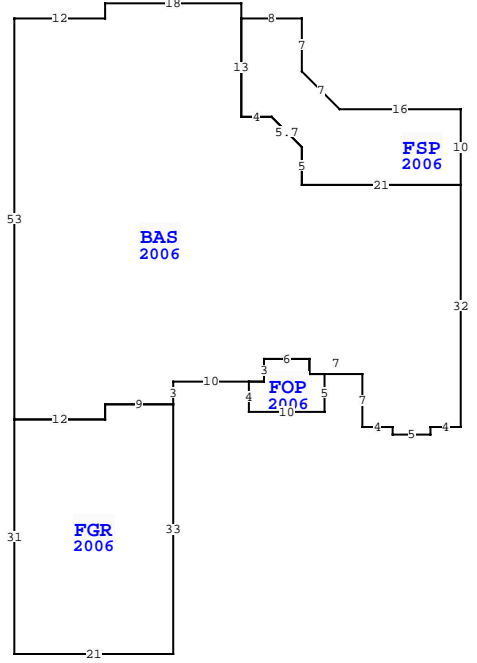




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	60
Interior Floor	15	HARDTILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	4042.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,439	100	2,439
FGR	669	55	368
FOP	60	30	18
FSP	335	40	134
SUBAREA MARKET VALUE			
BAS		360,973	
FGR		54,464	
FOP		2,664	
FSP		19,832	
TOTALS	3,503		2,959
		437,933	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2017		476,014	2006	2006	0	0	8.00	92.00
				Heated Area: 2439							
					HX Base Yr 2017						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			437,933
TOTAL MARKET OB/XF VALUE			10,874
TOTAL LAND VALUE - MARKET			115,000
TOTAL MARKET VALUE			563,807
SOH/AGL Deduction			275,139
ASSESSED VALUE			288,668
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			233,668
TOTAL JUST VALUE			563,807
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			474,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10940	H/AC	0	01/01/2006
P10316	NEW CONSTR	0	11/01/2005
C16410	CO ISSUED	410,135	10/01/2005
R08452	REPAIR/RRF	3,500	10/01/2005
B16410	NEW CONSTR	410,135	10/01/2005
E16001	TEMP POLE	0	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2402/0476	10/21/2020	WD	U	I	11	100
GRANTOR: HUNTLEY JAMES E JR &						
GRANTEE: HUNTLEY JAMES E JR						
2023/1918	1/08/2016	WD	Q	I	01	305,000
GRANTOR: VOSS EARL W & MARGARE						
GRANTEE: HUNTLEY JAMES E JR						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/12/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2006] W16 U5 L5 N7 W8 BAS=[YR=2006] N2 W18 S2 W12 S53 FGR=[YR=2006] S31 E21 N33 W9 S2 W12\$ E12 N2 E9 N3 E10 FOP=[YR=2006] S4 E10 N5 W2 N2 W6 S3 W2\$ E2 N3 E6 S2 E7 S7 E4 S1 E5 N1 E4 N32 W21 N5 U4 L4 W4 N13\$ S13 E4 R4 D4 S5 E21 N10\$.	

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			6.50	100	2006	2006	3	88	7,522	
2	0819	CONC 12"	0	100	5	4			9.50	100	2006	2006	3	88	167	
3	0500	FP-PRE FAB	0	100	0	0			3,500.00	100	2006	2006	3	91	3,185	

LAND DESCRIPTION		TOTAL OB/XF														10,874								
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							