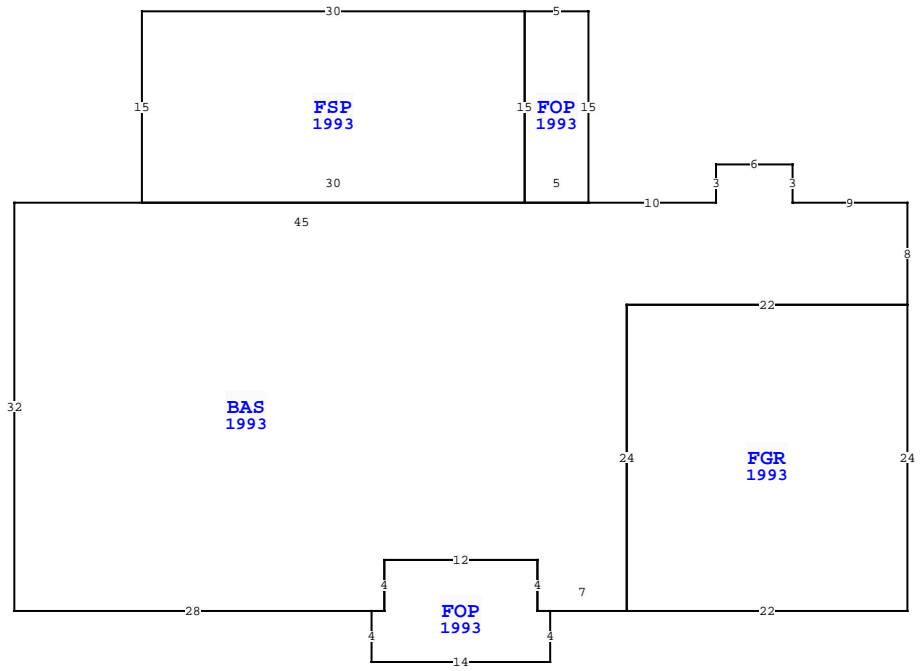


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	80
Exterior Wall	10	ABOVE AVG	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	4011.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,682	100	1,682
FGR	528	55	290
FOP	75	30	22
FOP	104	30	31
FSP	450	40	180
TOTALS	2,839		2,205
			227,761

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,205	109.0000	129.44	285,415	1993	1993	0	0	20.20	79.80
1 SNGL FAM - 100% - 1996 Heated Area: 1682 HX Base Yr 1996											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			227,761
TOTAL MARKET OB/XF VALUE			7,363
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			310,124
SOH/AGL Deduction			159,089
ASSESSED VALUE			151,035
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			101,035
TOTAL JUST VALUE			310,124
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			292,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8645	NEW CONSTR	83,349	01/28/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/1435	7/14/2023	LE	U	I	11	100

GRANTOR: PYATT CHARLES JAMES
GRANTEE: PYATT KRISTEN APRIL
0881/1216 5/05/1999 QC U I 01 9,000
GRANTOR: PYATT CHARLES J & KAR
GRANTEE: PYATT CHARLES JAMES

BUILDING NOTES	
BAS=[YR=1993] W9 N3 W6 S3 W10 FOP=[YR=1993] N15 W5 FSP=[YR=1993] W30 S15 E30 N15\$ S15 E5\$ W45 S32 E28 FOP=[YR=1993] S4 E14 N4 W1 N4 W12 S4 W1\$ E1 N4 E12 S4 E7 FGR=[YR=1993] E22 N24 W22 S24\$ N24 E22 N8\$.	

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	1993	1993	3	76	2,660	
2	0812	CONCRETE C	0	100	0	1,729.00	SF	4.00	4.00	100	1993	1993	3	68	4,703	

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	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							