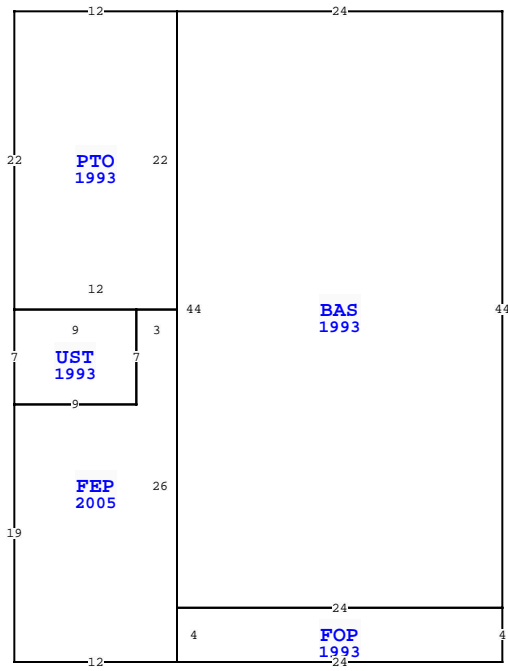


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	19	COMMON BRK	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	01	MINIMUM	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	08	SHT VINYL	70	
Interior Floo	14	CARPET	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		2	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.	1.	100	
Units		0	100	
BUD8 Adjustme	01	DIST CA	100	
Occupancy	00	NONE	100	
Quality	05	Quality Level	05	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	07	
NEIGHBORHOOD/LOC		7001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	94,038
FEP	249	80	199	17,721
FOP	96	30	29	2,583
PTO	264	5	13	1,158
UST	63	45	28	2,494
TOTALS	1,728		1,325	117,993

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 0									
Heated Area: 1056 HX Base Yr												



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			117,993
TOTAL MARKET OB/XF VALUE			666
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			158,659
SOH/AGL Deduction			23,286
ASSESSED VALUE			135,373
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			135,373
TOTAL JUST VALUE			158,659
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			131,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2783	CARPORT	0	04/07/2005
2335	REPAIR/RRF	20	10/25/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2364/0877	5/27/2020	WD	Q	I	01	125,000
GRANTOR: WATSON BETTY W						
GRANTEE: THOMPSON JACK & DEL						
0943/0495	8/02/2000	WD	Q	I		57,000
GRANTOR: COSTELLO THEODORE P &						
GRANTEE: WATSON BETTY W						

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	0	64	8		512.00	SF	6.50			666	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023
INC DATE		AG DATE	MLU

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993] W24 PTO=[YR=1993] W12 S22 UST=[YR=1993] S7												
FEP=[YR=2005] S19 E12 FOP=[YR=1993] E24 N4 W24 S4 \$ N26 W3 S7												
W9 \$ E9 N7 W9 \$ E12 N22 \$ S44 E24 N44 \$.												

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	000100	C	SFR	0	0006		80.00	210.00	80.00	FF		1.00	1.00	1.00	500.00	500.00	40,000								