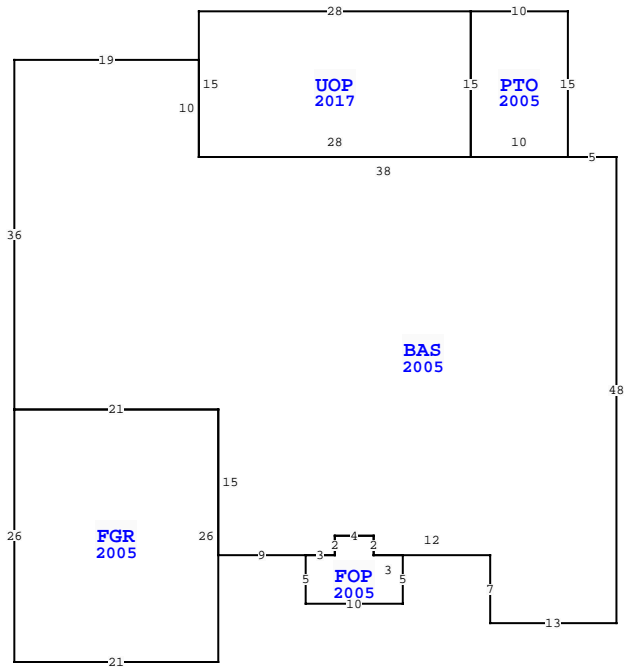


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8017.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,500	100	2,500
FGR	546	55	300
FOP	58	30	17
PTO	150	5	8
UOP	420	20	84
TOTALS	3,674		2,909
			281,899

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,909	89.6760	106.49	309,779	2005	2010	0	0	9.00	91.00		
1 SNGL FAM - 100% - 2016 Heated Area: 2500 HX Base Yr 2016													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			281,899
TOTAL MARKET OB/XF VALUE			15,866
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			357,765
SOH/AGL Deduction			146,825
ASSESSED VALUE			210,940
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			160,940
TOTAL JUST VALUE			357,765
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			283,297
VINYL POOL (16X40)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2308661	VINYL POOL	67,000	07/06/2023
23002730	XFOB	17,550	02/28/2023
19006362	REPAIR/RRF	11,250	07/01/2019
B1632788	ADDITION	8,370	08/01/2016
M09296	MECH OTHER	0	02/01/2005
B0514338	NEW CONSTR	175,574	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1976/0467	4/10/2015	WD Q	Q	I	01	215,000
GRANTOR: MICHAUD KENNETH G & C						
GRANTEE: BECK CHAD A & CAROL						
1854/0684	4/26/2013	WD Q	Q	I	02	180,000
GRANTOR: FANNIE MAE						
GRANTEE: MICHAUD KENNETH G &						

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	2005	2005	3	90	3,150	
2	0812	CONCRETE C	0	100	0	1,778.00	SF	4.00	4.00	100	2005	2005	3	87	6,187	
3	1127	BRICK 8"	0	100	30	120.00	SF	11.00	11.00	100	2005	2005	3	96	1,267	
4	0810	CONCRETE A	0	100	0	826.00	SF	6.50	6.50	100	2018	2018	3	98	5,262	

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	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							