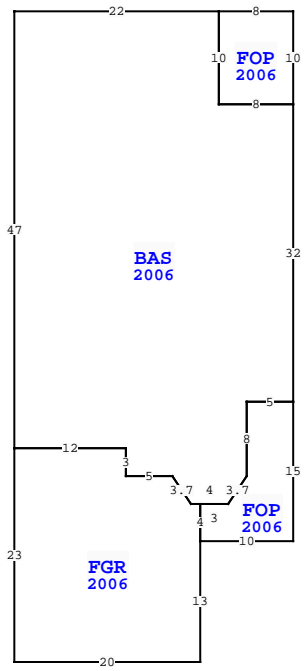




BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	05 AVERAGE 70			
Exterior Wall	16 WD FR STUC 30			
Roof Structure	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 70			
Interior Floor	08 SHT VINYL 30			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
Occupancy	00 NONE 100			
Quality	05 Quality Level 05			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4038.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,362	100	1,362	137,227
FGR	430	55	236	23,778
FOP	80	30	24	2,418
FOP	98	30	29	2,922
TOTALS	1,970		1,651	166,345

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,651	120.8900	109.10	180,124	2006	2006	0	0	0	7.65	92.35
1 SINGLE FAM - 100% - 2019 Heated Area: 1362 HX Base Yr 2019												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			166,345
TOTAL MARKET OB/XF VALUE			3,741
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			225,086
SOH/AGL Deduction			76,201
ASSESSED VALUE			148,885
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			98,885
TOTAL JUST VALUE			225,086
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			195,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16422	NEW CONSTR	1,500	12/01/2005
M10856	H/AC	0	12/01/2005
P10089	NEW CONSTR	0	09/01/2005
C15884	CO ISSUED	148,990	08/01/2005
R08113	REPAIR/RRF	1,500	08/01/2005
B15884	NEW CONSTR	148,990	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2645/339	5/26/2023	WD Q	Q I	01	289,000	
GRANTOR: LATHROP COURTNEY L						
2239/0463	11/21/2018	WD Q	Q I	01	181,000	
GRANTOR: ROBERTSON JAY W & SAB						
GRANTEE: LATHROP COURTNEY L						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] N32 FOP=[YR=2006] N10 W8 S10 E8\$W8 N10 W22 S47	
FGR=[YR=2006] S23 E20 N13 FOP=[YR=2006] E10 N15 W5 S8 D3 L2	
W3 S4\$N4 W1 U3 L2 W5 N3 W12\$E12 S3 E5 R2 D3 E4 U3 R2 N8	
E5\$.	

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	0 100	36	16	576.00	SF	6.50	6.50	100	2006	2006	3	88	3,295	
2	0810	CONCRETE A	0 100	26	3	78.00	SF	6.50	6.50	100	2006	2006	3	88	446	

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							