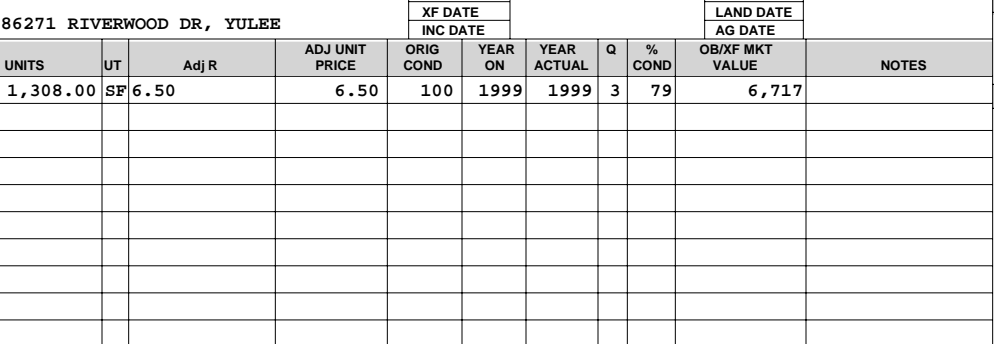


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	20 FACE BRICK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	02 Quality Level 02
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	4045.00
AREA TYPE	TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS	2,033 100 2,033 217,977
FGR	534 55 294 31,523
FOP	40 30 12 1,287
FSP	270 40 108 11,580
TOTALS	2,877 2,447 262,365

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,447	109.1132	129.57	317,058	1999	1999	0	0	17.25	82.75
1 SNGL FAM - 100% - 2023 Heated Area: 2033 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			262,365
TOTAL MARKET OB/XF VALUE			6,717
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			334,082
SOH/AGL Deduction			0
ASSESSED VALUE			334,082
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			284,082
TOTAL JUST VALUE			334,082
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			251,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
994057	H/AC	3,950	11/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/1993	7/29/2022	WD Q	Q	I	01	440,000
GRANTOR: COURSON CHEERY ANN						
GRANTEE: BUTLER ELIZABETH AN						
2141/1036	8/18/2017	WD Q	Q	I	02	250,000
GRANTOR: MCKENNA GEORGE T & MA						
GRANTEE: COURSON ROBERT D S						

BLD DATE		03/03/2023		NW		LGL DATE	
XF DATE						LAND DATE	
INC DATE						AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=1999] W30 BAS=[YR=1999] W7 N7 W18 S16 W3 S28	
FGR=[YR=1999] S25 E14 N2 E8 N23 W22\$ E28 FOP=[YR=1999] S2 E10	
N4 W10 S2\$ N2 E10 S2 E7 S6 E13 N34 W30 N9\$ S9 E30 N9\$.	

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	1999	1999	3	79	6,717	

LAND DESCRIPTION		TOTAL OB/XF														6,717								
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				0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							