

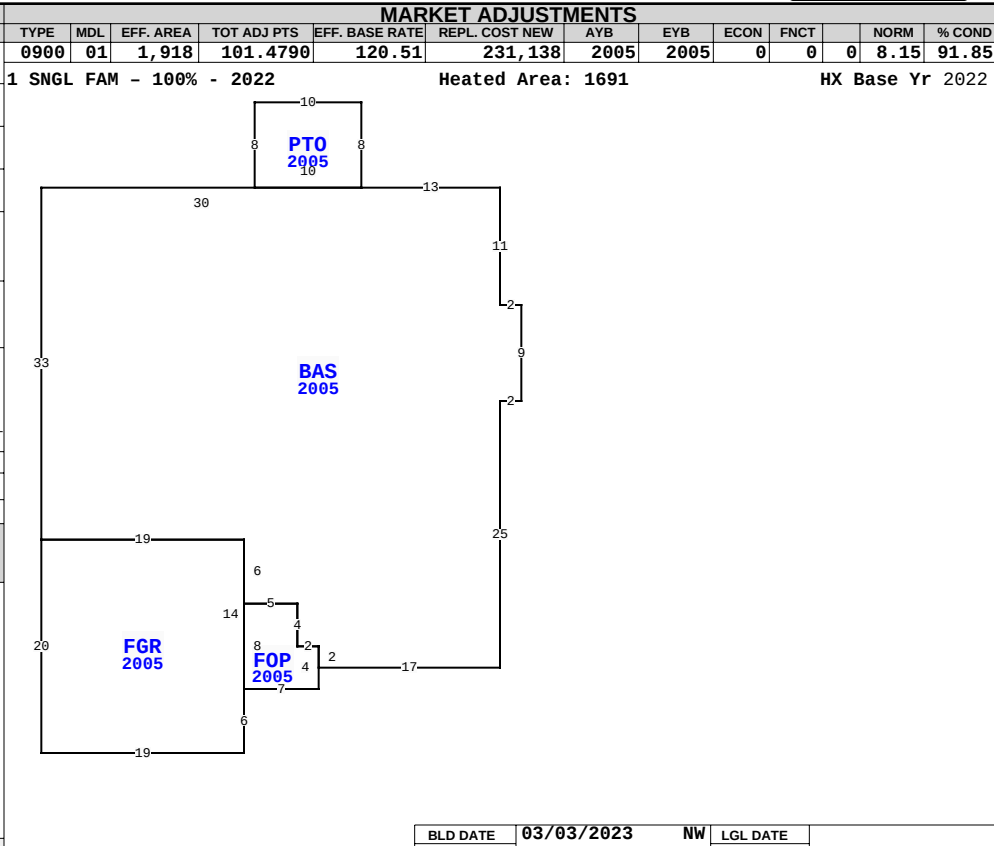


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	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	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	1,691	100	1,691	187,174
FGR	380	55	209	23,134
FOP	48	30	14	1,550
PTO	80	5	4	443
TOTALS	2,199		1,918	212,300

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	753.00	SF	5.20	5.20	
2	0754	FOP	0	100	0	0	260.00	SF	15.00	15.00	



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

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										212,300	
TOTAL MARKET OB/XF VALUE										5,552	
TOTAL LAND VALUE - MARKET										65,000	
TOTAL MARKET VALUE										282,852	
SOH/AGL Deduction										50,575	
ASSESSED VALUE										232,277	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										182,277	
TOTAL JUST VALUE										282,852	
NCON VALUE										2,145	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										225,204	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413233	NEW CONSTR	0	01/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2280/1094	6/05/2019	QC	U	I	11	100	
GRANTOR: CRAWFORD NICHOLAS S &							
GRANTEE: CRAWFORD RICHARD SA							
2159/1725	11/28/2017	WD	Q	I	01	201,000	
GRANTOR: GRUELL DEREK G & CHRI							
GRANTEE: CRAWFORD NICHOLAS S							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W13 PTO=[YR=2005] N8 W10 S8 E10\$ W30 S33											
FGR=[YR=2005] S20 E19 N6 FOP=[YR=2005] E7 N4 W2 N4 W5 S8\$ N14											
W19\$ E19 S6 E5 S4 E2 S2 E17 N25 E2 N9 W2 N11\$.											