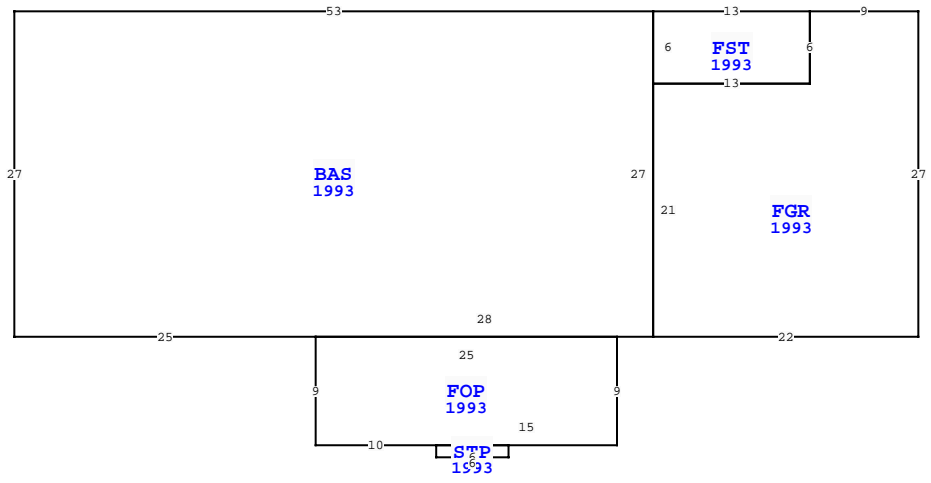




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC		4031.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,431	100
FGR	516	55
FOP	225	30
FST	78	55
STP	6	10
TOTALS	2,256	1,827

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,827	143.7500	129.73	237,017	1980	1990	0	0	26.00	74.00		
1 SINGLE FAM - 100% - 0 Heated Area: 1431 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			175,393
TOTAL MARKET OB/XF VALUE			8,317
TOTAL LAND VALUE - MARKET			64,800
TOTAL MARKET VALUE			248,510
SOH/AGL Deduction			141,427
ASSESSED VALUE			107,083
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			57,083
TOTAL JUST VALUE			248,510
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			205,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0224/0534	1/01/1976	WD	Q	V		4,000

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/20/2023	MLU

BUILDING NOTES	
BAS=[YR=1993] W53 S27 E25 FOP=[YR=1993] S9 E10 STP=[YR=1993] S1 E6 N1 W6\$ E15 N9W25\$ E28 FGR=[YR=1993] E22 N27W9 FST=[YR=1993] W13 S6 E13N6\$ S6 W13 S21 \$ N27\$ .	

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	0510	GARAGE WD-	0 100	20	20	400.00	SF	35.00	35.00	100	1980	1980	3	20	2,800	
2	0811	CONCRETE B	0 100	0	0	592.00	SF	5.20	5.20	100	1980	1980	3	35	1,077	
3	0351	CARPORT MT	0 100	30	20	600.00	SF	10.00	10.00	100	2015	2015	3	74	4,440	

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		RMH	205.00	175.00	0.81	AC		1.00	1.00	1.00	80,000.00	80,000.00	64,800							