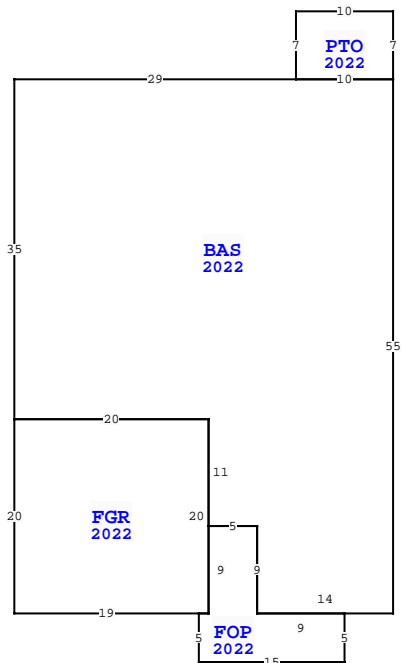




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4091.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,700	100	1,700
FGR	400	55	220
FOP	120	30	36
PTO	70	5	4
TOTALS	2,290		1,960
			206,466

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,960	116.7180	105.34	206,466	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2023 Heated Area: 1700 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			206,466
TOTAL MARKET OB/XF VALUE			3,505
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			254,971
SOH/AGL Deduction			0
ASSESSED VALUE			254,971
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			204,971
TOTAL JUST VALUE			254,971
NCON VALUE			209,971
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			45,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010641	CO ISSUED	0	06/28/2022
21017721	NEW CONSTR	282,043	12/23/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2597/1956	10/20/2022	LE U	I	I	11	100
GRANTOR: FRENZEL PETER HJALMAR						
GRANTEE: HAPE JANET HELLER						
2574/0178	6/28/2022	SW Q	I	I	02	334,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FRENZEL PETER HJALM						

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	0811	CONCRETE B	0	100	0	674.00	SF	5.20	5.20	100	2022	2022	3	100	3,505	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
PTO=[YR=2022] W10 S7 BAS=[YR=2022] W29 S35 FGR=[YR=2022] S20 E19 FOP=[YR=2022] S5 E15 N5 W9 N9 W5 S9 W1\$ E1 N20 W20\$ E20 S11 E5 S9 E14 N55 W10\$ E10 N7\$.	

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	45,000.00	45,000.00	45,000									