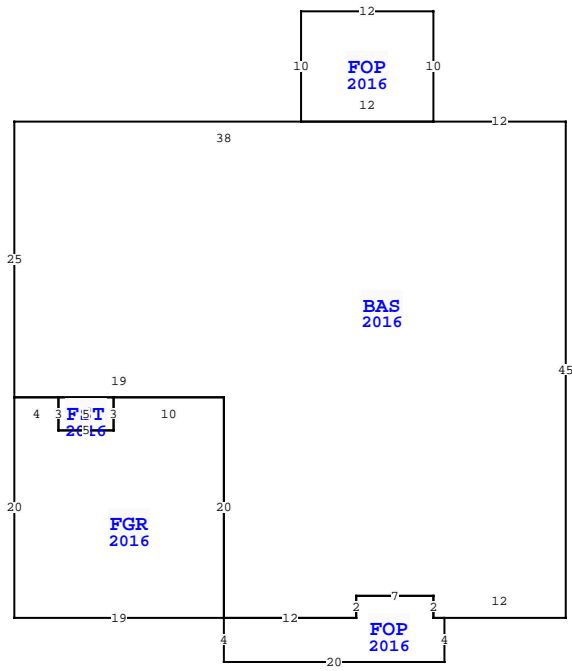




BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	31 HARDIE BRD 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 60			
Interior Floor	11 CLAY TILE 40			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	4 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
Occupancy	00 NONE 100			
Quality	05 Quality Level 05			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4071.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	201,047
FGR	365	55	201	21,773
FOP	94	30	28	3,033
FOP	120	30	36	3,900
FST	15	55	8	867
TOTALS	2,450		2,129	230,619

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,129	123.1076	111.10	236,532	2016	2016	0	0	2.50	97.50		
1 SINGLE FAM - 100% - 0 Heated Area: 1856 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			230,619
TOTAL MARKET OB/XF VALUE			5,201
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			285,820
SOH/AGL Deduction			73,205
ASSESSED VALUE			212,615
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			162,615
TOTAL JUST VALUE			285,820
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			240,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632096	NEW CONSTR	231,787	04/18/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2612/0098	1/04/2023	WD Q	Q	I	01	314,000
GRANTOR: OELSCHLAGER TYLER J						
GRANTEE: HUDSON JENNIFER L &						
2324/0500	12/06/2019	WD Q	Q	I	01	238,000
GRANTOR: NORRIS HELENA B & DAN						
GRANTEE: OELSCHLAGER TYLER J						

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	20	3	SF	6.50	6.50	100	2016	2016	3	97	378	
2	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	2016	2016	3	97	4,823	

TOTAL OB/XF														5,201			
BLD DATE 05/17/2022 NW LGL DATE																	
XF DATE														LAND DATE			
INC DATE														AG DATE			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2016] W12 FOP=[YR=2016] N10 W12 S10 E12\$ W38 S25													
FGR=[YR=2016] S20 E19 FOP=[YR=2016] S4 E20 N4 W1 N2 W7 S2													
W12\$ N20 W10 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W4\$ E19 S20													
E12 N2 E7 S2 E12 N45\$.													

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000										