



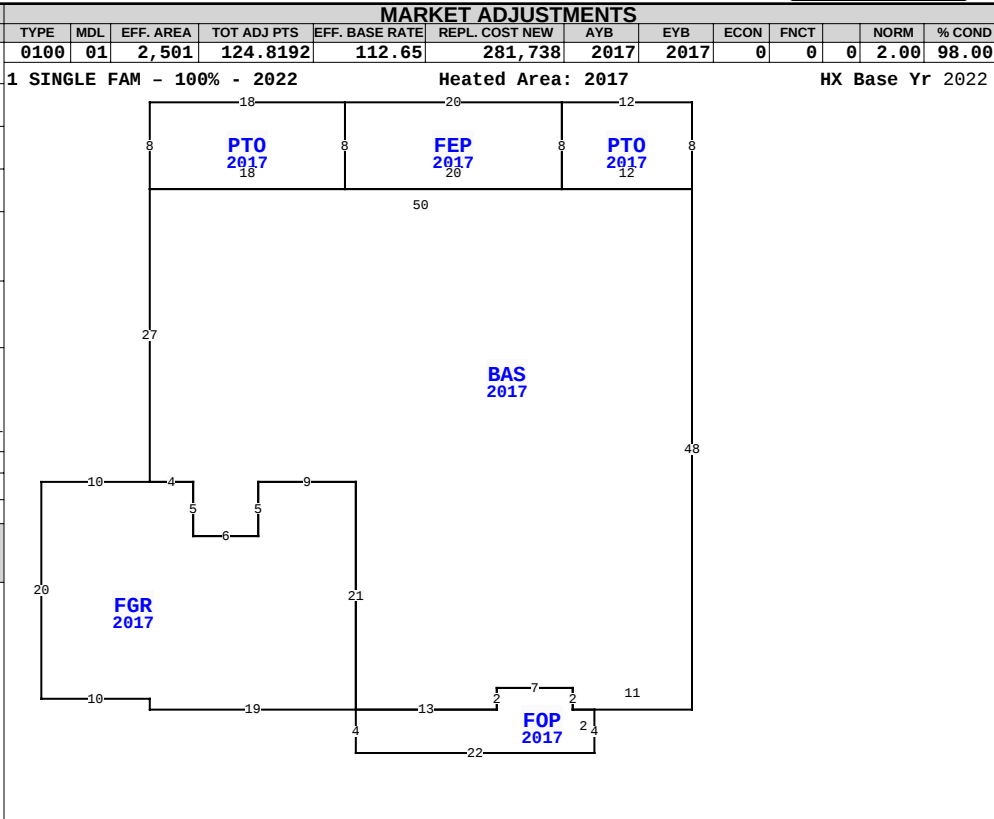
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 60
Exterior Wall	31	HARDIE BRD 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	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	2,017	100	2,017	222,671
FEP	160	80	128	14,131
FGR	569	55	313	34,554
FOP	102	30	31	3,422
PTO	96	5	5	552
PTO	144	5	7	773

TOTALS	3,088		2,501	276,103
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	917.00	SF	5.20
2	0462	ST/AL FNC	0	100	0	0	240.00	SF	10.00



BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
917.00	SF	5.20	5.20	100	2017	2017	3	97	4,625	
240.00	SF	10.00	10.00	100	2022	2022	3	100	2,400	

LAND DESCRIPTION										TOTAL OB/XF								7,025	
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	LA VA		
1	000000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00			
REVIEW DATE		12/09/2022		BY	NWA		Total Acres: 0.00		Total Land Value: 50,000			Market: 0			Agricultural: 0				

NASSAU COUNTY PROPERTY										PAGE 1 of 1										4
VALUATION SUMMARY										STANDARD										
VALUATION BY										Tax Group: 4										
BUILDING MARKET VALUE										Tax Dist:										
TOTAL MARKET OB/XF VALUE										276,103										
TOTAL LAND VALUE - MARKET										7,025										
TOTAL MARKET VALUE										50,000										
SOH/AGL Deduction										333,128										
ASSESSED VALUE										25,267										
TOTAL EXEMPTION VALUE										307,861										
BASE TAXABLE VALUE										50,000										
TOTAL JUST VALUE										257,861										
NCON VALUE										333,128										
INCOME VALUE										19,318										
PREVIOUS YEAR MKT VALUE										280,139										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006605	CO ISSUED	0	07/24/2017
17001613	NEW CONSTR	258,457	02/28/2017

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2441/0099	3/05/2021	WD	Q	I	02	306,000			
GRANTOR:BEISSER BRIAN L & LOR									
GRANTEE:KNOPP JERRY & QUITI									
2145/0176	8/15/2017	WD	Q	I	02	250,000			
GRANTOR:SEMANIK EQTY DEVL P &									
GRANTEE:BEISSER BRIAN L & L									

BUILDING NOTES									
BUILDING DIMENSIONS									
PTO=[YR=2017] W12 FEP=[YR=2017] W20 PTO=[YR=2017] W18 S8									
BAS=[YR=2017] S27 FGR=[YR=2017] W10 S20 E10 S1 E19									
FOP=[YR=2017] S4 E22 N4 W2 N2 W7 S2 W13\$ N21 W9 S5 W6 N5 W4\$									
E4 S5 E6 N5 E9 S21 E13 N2 E7 S2 E11 N48 W50\$ E18 N8\$ S8 E20									
N8\$ S8 E12 N8\$.									