



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	07	GAMBREL 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	4048.00	

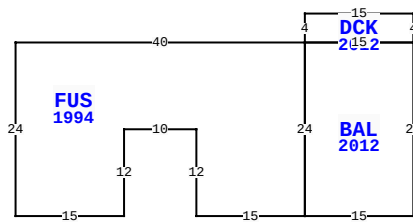
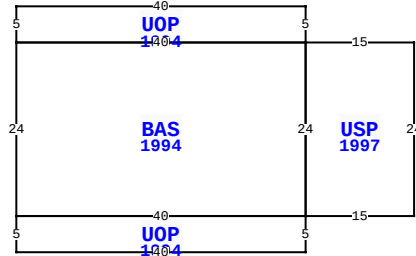
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	360	15	54	6,276
BAS	960	100	960	111,582
DCK	60	10	6	698
FUS	840	100	840	97,633
UOP	200	20	40	4,649
UOP	200	20	40	4,649
USP	360	30	108	12,553
TOTALS	2,980		2,048	238,040

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	14	40	560.00	SF	6.50	
3	0940	SHEDS/PORT	0 100	10	16	160.00	SF	30.00	
4	0940	SHEDS/PORT	0 100	16	13	208.00	SF	30.00	
5	0681	POLE SHED	0 100	0	0	248.00	SF	15.00	
6	0351	CARPORT MT	0 100	24	20	480.00	SF	10.00	
7	1242	WD DECK A	0 100	7	13	91.00	SF	10.00	
8	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00

REVIEW DATE	06/15/2017	BY	SBX
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,048	113.4840	134.76	275,988	1994	1994	0	0	0 13.75	86.25
1 SNGL FAM - 100% - 2023 Heated Area: 1800 HX Base Yr 2023											



NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					238,040				
TOTAL MARKET OB/XF VALUE					11,068				
TOTAL LAND VALUE - MARKET					80,000				
TOTAL MARKET VALUE					329,108				
SOH/AGL Deduction					106,640				
ASSESSED VALUE					222,468				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					172,468				
TOTAL JUST VALUE					329,108				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					250,903				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24815	ADDITION	9,843	06/01/2011
94-01256	NEW CONSTR	7,400	07/01/1994
3360	NEW CONSTR	33,800	05/18/1986

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2533/0239	1/25/2022	WD	Q	I	01	360,000			
GRANTOR: CARTUS FINANCIAL CORP									
GRANTEE: SANDER MARTINA M									
2533/0235	1/25/2022	WD	U	I	37	360,000			
GRANTOR: LEE JONATHAN & HANNAH									
GRANTEE: CARTUS FINANCIAL CO									

BUILDING NOTES									
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BUILDING DIMENSIONS									
USP=[YR=1997] W15 UOP=[YR=1994] N5 W40 S5 BAS=[YR=1994] S24 UOP=[YR=1994] S5 E40 N5 W40\$ E40 N24 W40\$ E40\$ S24 E15 N24\$ PTR=E15 FUS=[YR=1994] E40 DCK=[YR=2012] N4 E15 S4 BAL=[YR=2012] S24 W15 N24 E15\$ W15\$ S24 W15 N12 W10 S12 W15 N24\$ W15\$.									

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

TOTAL OB/XF									
11,068									

Market:	0
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Agricultural:	0
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Common:	80,000
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