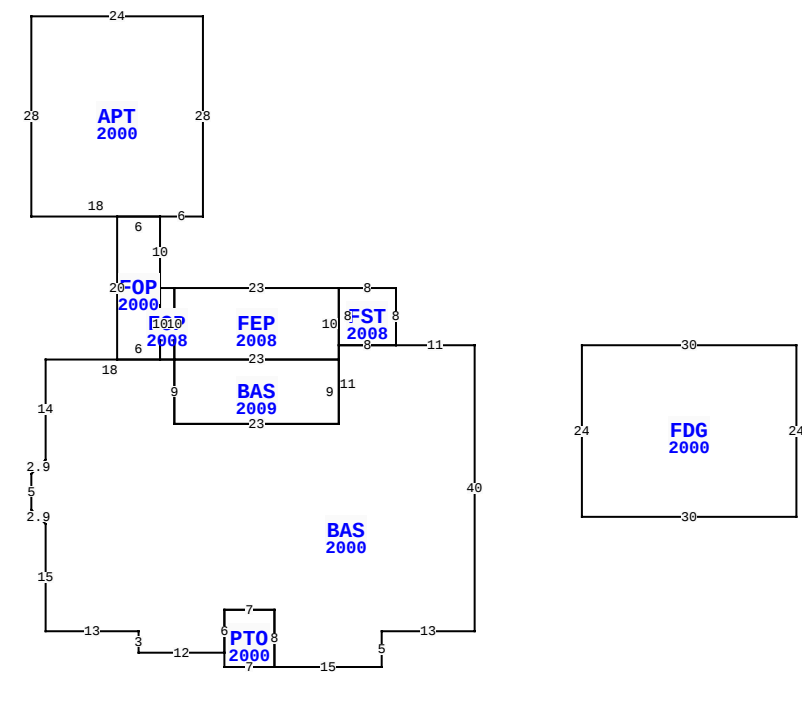




BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	05	AVERAGE 100								0900	01	3,790	98.6400	117.14	443,961	2000	2003	0	0	0	9.25	90.75	VALUATION BY		STANDARD																								
Roof Structur	08	IRREGULAR 100								1 SNGL FAM - 0% - 0										Heated Area: 3094										HX Base Yr																			
Roof Cover	03	COMP SHNGL 100																												Tax Group: 6										Tax Dist:									
Interior Wall	05	DRYWALL 100																												BUILDING MARKET VALUE										402,895									
Interior Floo	13	LVT/LAMNT 80																												TOTAL MARKET OB/XF VALUE										24,631									
Interior Floo	14	CARPET 20																												TOTAL LAND VALUE - MARKET										60,000									
Air Condition	03	CENTRAL 100																												TOTAL MARKET VALUE										487,526									
Heating Type	04	AIR DUCTED 100																												SOH/AGL Deduction										69,193									
Bedrooms		4 100																												ASSESSED VALUE										418,333									
Bathrooms		3.5 100																												TOTAL EXEMPTION VALUE										0									
Frame	02	WOOD FRAME 100																												BASE TAXABLE VALUE										418,333									
Stories	1.	1. 100																												TOTAL JUST VALUE										487,526									
Units		0 100																												NCON VALUE										0									
Occupancy	00	NONE 100																												INCOME VALUE																			
																						PREVIOUS YEAR MKT VALUE										380,303																	

Tax Group: 6	Tax Dist:	STANDARD
BUILDING MARKET VALUE		402,895
TOTAL MARKET OB/XF VALUE		24,631
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		487,526
SOH/AGL Deduction		69,193
ASSESSED VALUE		418,333
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		418,333
TOTAL JUST VALUE		487,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22654	XFOB	1,800	07/01/2009
B20865	ADDITION	15,700	12/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2438/0645	3/01/2021	WD	Q	I	01	464,000
GRANTOR: WOODRUFF LARRY G JR &						
GRANTEE: READ JAMES T JR & R						
1950/0791	11/25/2014	WD	Q	I	01	316,000
GRANTOR: SHEFFIELD ANN						
GRANTEE: WOODRUFF LARRY G JR						