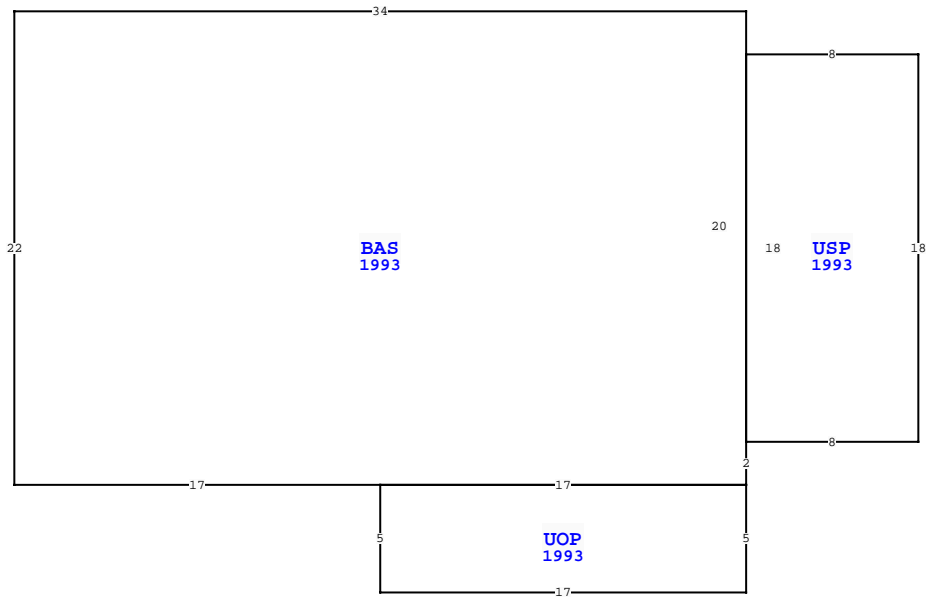


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	19	COMMON BRK	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	12	MODULAR MT	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	90	
Interior Floor	08	SHT VINYL	10	
Air Condition	01	NONE	100	
Heating Type	02	CONVECTION	100	
Bedrooms		3	100	
Bathrooms		1	100	
Frame	02	WOOD FRAME	100	
Stories		1.	100	
Units		0	100	
BUD8 Adjustme	06	DIST 1D	100	
Occupancy	00	NONE	100	
Quality	03	Quality Level	03	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	07	
NEIGHBORHOOD/LOC		7001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	748	100	748	62,649
UOP	85	20	17	1,424
USP	144	30	43	3,601
TOTALS	977		808	67,674

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	- 0%	- 0									Heated Area: 748 HX Base Yr	



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1		Tax Dist:
BUILDING MARKET VALUE		67,674
TOTAL MARKET OB/XF VALUE		4,572
TOTAL LAND VALUE - MARKET		56,000
TOTAL MARKET VALUE		128,246
SOH/AGL Deduction		38,760
ASSESSED VALUE		89,486
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		89,486
TOTAL JUST VALUE		128,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4155	REPAIR/RRF	0	10/18/2017
2406	REPAIR/RRF	1,500	11/02/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/1075	2/11/2008	WD	Q	I		70,000
GRANTOR: BROOKS CHRISTIE L						
GRANTEE: COPPOCK TERRY L & A						
1199/1780	1/07/2004	WD	U	I	01	54,300
GRANTOR: BROOKS EDWARD LARRY						
GRANTEE: BROOKS CHRISTIE L						

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	0511	GARAGE CB-	0	0 20 24	480.00	SF	40.00	40.00	100	1965	1965	3	20	3,840	
3	0855	CONC PAVER	0	0 18 7	126.00	SF	7.00	7.00	100	2002	2002	3	83	732	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/02/2023	MLU

BUILDING NOTES	
BAS=[YR=1993] W34 S22 E17 UOP=[YR=1993] S5 E17 N5 W17\$ E17 N2 USP=[YR=1993] E8 N18 W8 S18\$N20\$.	

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	0	0006	RS-1	112.00	166.00	112.00	FF		1.00	1.00	1.00	500.00	500.00	56,000							