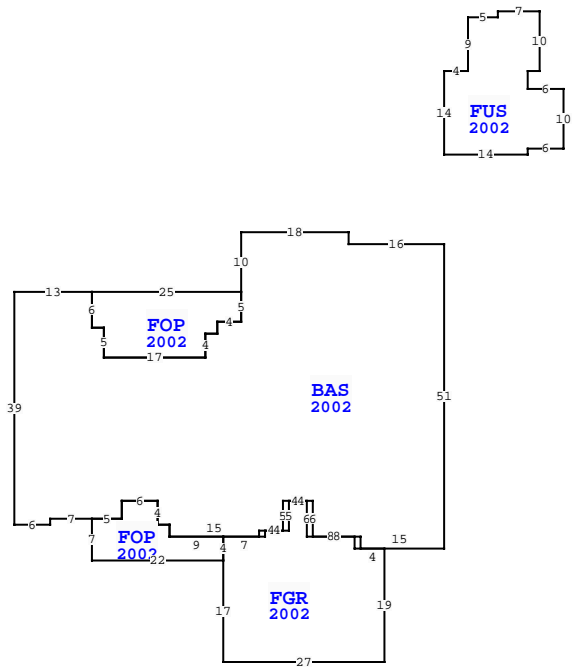


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3030.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,941	100	2,941
FGR	587	55	323
FOP	143	30	43
FOP	233	30	70
FUS	371	100	371
TOTALS	4,275		3,748
			506,892

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,748	120.8880	151.11	566,360	2002	2002	0	0	10.50	89.50	
1 SNGL FAM - 100% - 2021												
Heated Area: 3312												
HX Base Yr 2021												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			506,892
TOTAL MARKET OB/XF VALUE			19,441
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			826,333
SOH/AGL Deduction			173,682
ASSESSED VALUE			652,651
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			602,651
TOTAL JUST VALUE			826,333
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			754,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200964	ADDITION	0	11/01/2021
B018510	NEW CONSTR	259,500	07/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2325/0457	12/12/2019	WD	Q	I	01	559,000
GRANTOR: MCCAFFREY MAURICE E &						
GRANTEE: SMITH FAMILY TRUST						
0986/0210	5/14/2001	WD	Q	V		66,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: MCCAFFREY MAURICE E						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0812	CONCRETE C	0	100	0	1,130.00	SF	4.00	4.00	100	2002	2002	3	82	3,706	
3	0810	CONCRETE A	0	100	0	200.00	SF	6.50	6.50	100	2002	2002	3	82	1,066	
4	0861	POOL GUNIT	0	100	0	172.00	SF	85.00	85.00	100	2002	2002	3	29	4,240	
5	0845	KOOL DECK	0	100	0	238.00	SF	7.25	7.25	100	2002	2002	3	82	1,415	
6	0810	CONCRETE A	0	100	4	12.00	SF	6.50	6.50	100	2002	2002	3	82	64	
7	0911	SCRN RM A	0	100	0	365.00	SF	17.50	17.50	100	2021	2021	3	93	5,940	
TOTALS													19,441			

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	DPTH 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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000								