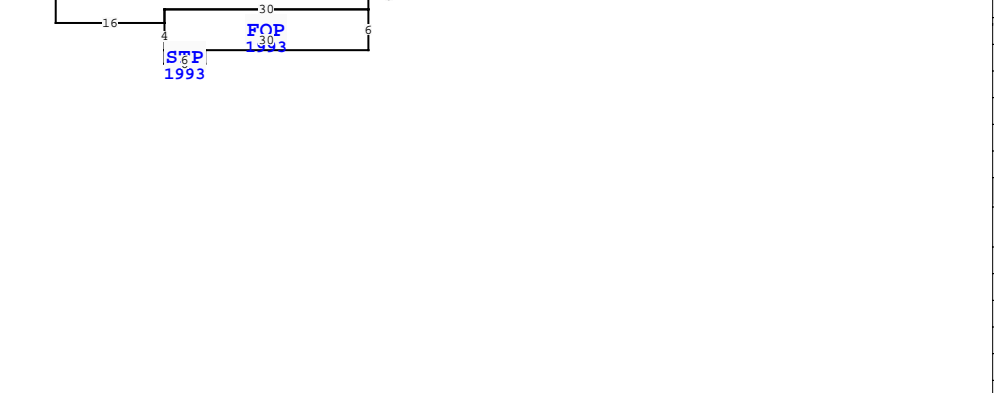


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 50
Exterior Wall	16 WD FR STUC 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100
Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,220	121.6700	152.09	489,730	1987	1987	0	0	18.00	82.00		
1 SNGL FAM - 100% - 2022 Heated Area: 2761 HX Base Yr 2022													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		401,579	
TOTAL MARKET OB/XF VALUE		21,154	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		672,733	
SOH/AGL Deduction		72,952	
ASSESSED VALUE		599,781	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		549,781	
TOTAL JUST VALUE		672,733	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		585,500	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,805	100	1,805	225,108
FOP	180	30	54	6,735
FOP	552	30	166	20,703
FUS	956	100	956	119,226
STP	12	10	1	125
UGR	529	45	238	29,682
TOTALS	4,034		3,220	401,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313332	ROOF	8,000	01/01/2013
BP4279	N/A	9,700	07/31/1987
BP3827	N/A	68,200	01/17/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2498/1730	9/15/2021	QC	U	I	11	210,000
GRANTOR: PULLEN FREDRIC W III						
GRANTEE: PULLEN THOMAS MATH						
2403/1474	10/16/2020	FJ	U	I	11	100
GRANTOR: BOYLE JUDITH COLEMAN						
GRANTEE: PULLEN FREDERIC WAL						

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	0810	CONCRETE A	0	100	49	3			147.00	SF	6.50	6.50	100	1987	1987	3	52	497	
2	0812	CONCRETE C	0	100	0	0			1,067.00	SF	4.00	4.00	100	1987	1987	3	52	2,219	
3	0861	POOL GUNIT	0	100	30	15			450.00	SF	85.00	85.00	100	1987	1987	3	20	7,650	
4	0504	FP-ELECTRI	0	100	0	0			1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
5	0845	KOOL DECK	0	100	0	0			384.00	SF	7.25	7.25	100	1993	1993	3	66	1,837	
6	1076	TRELLIS A	0	100	12	12			144.00	SF	7.50	7.50	100	2007	2007	3	48	518	
7	0600	SUMMER KIT	0	100	0	0			1.00	UT	5,000.00	5,000.00	100	2007	2007	3	31	1,550	
8	0835	QUARY TILE	0	100	0	0			804.00	SF	7.00	7.00	100	2007	2007	3	88	4,953	
9	0835	QUARY TILE	0	100	0	0			112.00	SF	7.00	7.00	100	2007	2007	3	88	690	
TOTAL OB/XF 21,154																			

BUILDING NOTES			
BLD DATE			
LGL DATE			
LAND DATE			
03/13/2024 MLU			
INC DATE			
AG DATE			

BUILDING DIMENSIONS			
UGR=[YR=1993] W23 S1 FOP=[YR=1993] W46 S12 BAS=[YR=1993] S8 W3 S12 E3 S18 E16 FOP=[YR=1993] S4 STP=[YR=1993] S2 E6 N2 W6 \$ E30 N6 W30 S2\$ N2 E30 N2 E6 R3 U3 N4 U3 L3 W6 N24 W46\$ E46 N12\$ S22 E23 N23\$ PTR=E15 FUS=[YR=1993] E46 S18 W30 S8 W16 N26 \$ W15\$.			

LAND DESCRIPTION		TOTAL OB/XF 21,154																						
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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							