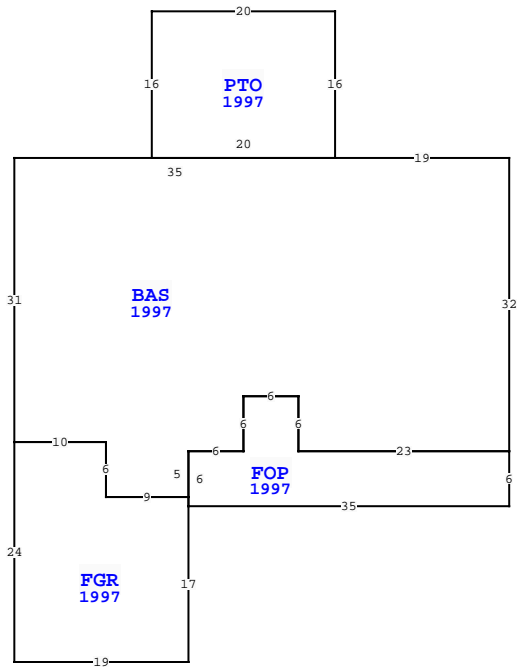




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	13	LVT/LAMNT	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,727	100	1,727
FGR	402	55	221
FOP	246	30	74
PTO	320	5	16
TOTALS	2,695		2,038
			277,349

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,038	124.4208	155.53	316,970	1997	1997	0	0	12.50	87.50
1 SNGL FAM - 100% - 1998 Heated Area: 1727 HX Base Yr 1998											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		277,349	
TOTAL MARKET OB/XF VALUE		6,603	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		463,952	
SOH/AGL Deduction		281,469	
ASSESSED VALUE		182,483	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		132,483	
TOTAL JUST VALUE		463,952	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		370,624	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003376	13X15 SRM	6,259	03/25/2024
B1631970	KITHREM	1,500	03/01/2016
B9703892	NEW CONSTR	68,442	04/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/397	11/22/2023	LE U		I	11	100
GRANTOR: STAMOS NICHOLAS P & N						
GRANTEE: STAMOS NIKKI ROSE						
0800/1406	7/23/1997	WD U	V		19	24,000
GRANTOR: MIDLAND GROUP						
GRANTEE: ISLAND HOMES BY SEA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1997
2	0811	CONCRETE B	0	100	0	867.00	SF	5.20	5.20	100	1997
3	0810	CONCRETE A	0	100	0	108.00	SF	6.50	6.50	100	1997
TOTAL OB/XF 6,603											

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1997] W19 PTO=[YR=1997] N16 W20 S16 E20\$ W35 S31	
FGR=[YR=1997] S24 E19 N17 FOP=[YR=1997] E35 N6 W23 N6 W6 S6	
W6 S6\$ N1 W9 N6 W10\$ E10 S6 E9 N5 E6 N6 E6 S6 E23 N32\$.	

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	100	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							