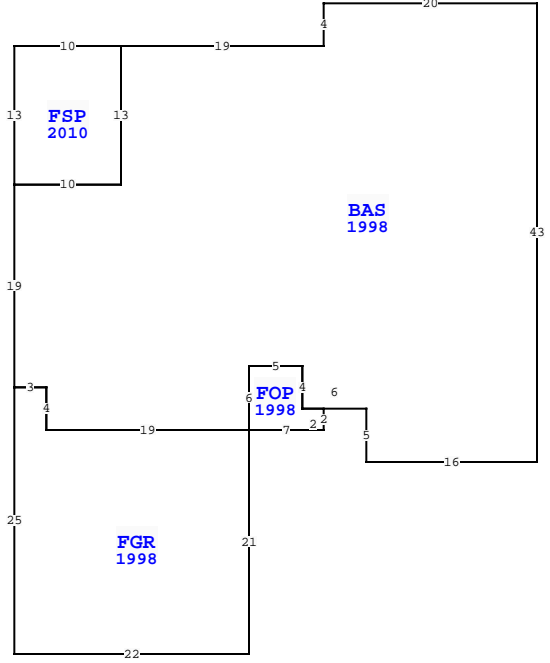


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	01
NEIGHBORHOOD/LOC	1076.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,708	100	1,708
FGR	474	55	261
FOP	34	30	10
FSP	130	40	52
TOTALS	2,346		2,031
			280,996

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,031	125.7732	157.22	319,314	1998	1998	0	0	12.00	88.00
1 SNGL FAM - 100% - 2016										Heated Area: 1708	HX Base Yr 2016



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			280,996
TOTAL MARKET OB/XF VALUE			19,685
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			550,681
SOH/AGL Deduction			245,057
ASSESSED VALUE			305,624
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			255,624
TOTAL JUST VALUE			550,681
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			468,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121576	FENCE	0	08/06/2012
20101122	OTHER	1,000	07/09/2010
20010400	OTHER	2,000	03/08/2001
B9726	NEW CONSTR	93,432	08/27/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2591/1086	9/13/2022	LE	U	I	11	100
GRANTOR: MAGUIRE THOMAS C & JA						
GRANTEE: MAGUIRE ERIN LEIGH						
1562/1855	4/24/2008	WD	Q	I		365,000
GRANTOR: RADABAUGH MARK S & CI						
GRANTEE: MAGUIRE THOMAS C &						

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	1998	1998	3	81	2,835	
2	0855	CONC PAVER	0	100	0	993.00	SF	10.00	10.00	100	2018	2018	3	97	9,632	
3	1242	WD DECK A	0	100	0	213.00	SF	10.00	10.00	100	2018	2018	3	82	1,747	
4	0855	CONC PAVER	0	100	0	752.00	SF	7.50	7.50	100	2018	2018	3	97	5,471	
TOTALS															19,685	

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	R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							