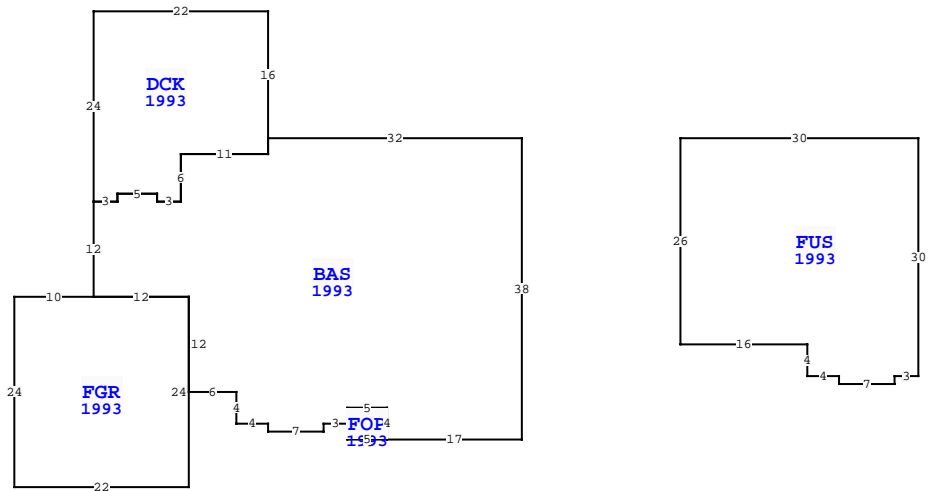


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	12	CEDAR 90		
Exterior Wall	16	WD FR STUC 10		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 60		
Interior Floor	13	LVT/LAMNT 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	4	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	03	
NEIGHBORHOOD/LOC	3035.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,654	100	1,654	223,961
DCK	457	10	46	6,229
FGR	528	55	290	39,267
FOP	20	30	6	812
FUS	843	100	843	114,147
TOTALS	3,502		2,839	384,417

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,839	123.0960	153.87	436,837	1987	1999		0	0	12.00	88.00
1 SNGL FAM - 100% - 2022												
Heated Area: 2497						HX Base Yr 2022						



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		384,417	
TOTAL MARKET OB/XF VALUE		3,737	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		738,154	
SOH/AGL Deduction		326,363	
ASSESSED VALUE		411,791	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		361,791	
TOTAL JUST VALUE		738,154	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		671,176	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2704/831	4/05/2024	WD Q	Q	I	01	745,000
GRANTOR: MOLINEAUX MICHAEL & T						
2412/1522	11/25/2020	WD Q	Q	I	01	550,000
GRANTOR: POULSEN CHRISTINE W C						
GRANTEE: MOLINEAUX MICHAEL &						

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	0811	CONCRETE B	0	100	48	16		792.00	SF 5.20	100	1987	1987	3	52	2,142	
2	0810	CONCRETE A	0	100	31	3		105.00	SF 6.50	100	1987	1987	3	52	355	
3	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	100	1987	1987	3	62	1,240	

BUILDING NOTES			

BUILDING DIMENSIONS												
BAS=[YR=1993] W32 DCN=[YR=1993] N16 W22 S24 E3 N1 E5 S1 E3 N6 E11 N2\$ S2 W11 S6W3 N1 W5 S1 W3 S12 FGR=[YR=1993] W10 S24E22 N24 W12\$ E12 S12 E6 S4 E4 S1 E7 N1 E3 FOP=[YR=1993] S2 E5 N4 W5 S2\$ N2 E5 S4 E17 N38\$ PTR=E20 FUS=[YR=1993] E30 S30 W3 S1 W7 N1 W4 N4 W16 N26\$ W20\$.												

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	CONSVR	
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000								