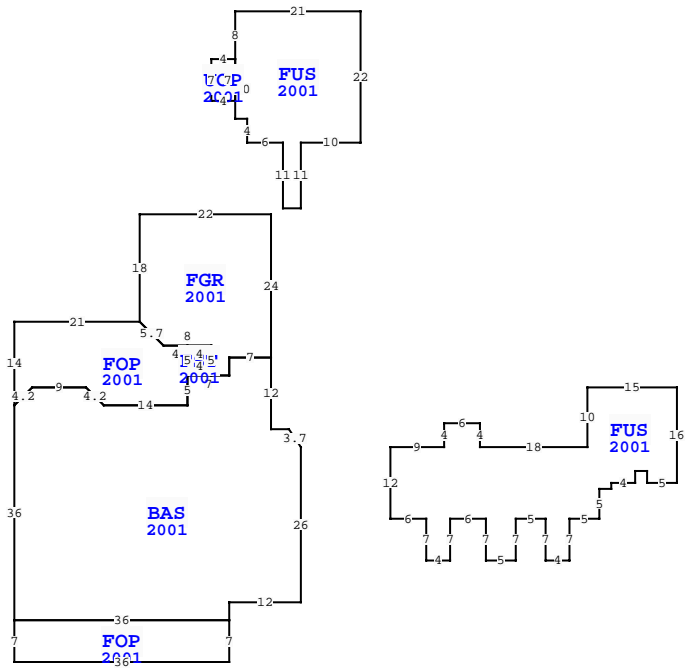


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3034.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,796	100	1,796
FGR	505	55	278
FOP	252	30	76
FOP	346	30	104
FST	20	55	11
FUS	487	100	487
FUS	761	100	761
UOP	28	20	6
TOTALS	4,195		3,519
			362,256

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,519	92.0160	115.02	404,755	2001	2001	0	0	10.50	89.50
1 SNGL FAM - 100% - 2023 Heated Area: 3044 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			362,256
TOTAL MARKET OB/XF VALUE			9,159
TOTAL LAND VALUE - MARKET			350,000
TOTAL MARKET VALUE			721,415
SOH/AGL Deduction			0
ASSESSED VALUE			721,415
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			671,415
TOTAL JUST VALUE			721,415
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			705,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007585	NEW CONSTR	330,000	10/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/0186	7/06/2022	WD Q	Q	I	01	885,000
GRANTOR: BAZARIAN CARL J JR &						
GRANTEE: FELDKAMP ZACHARY TY						
1566/0096	5/12/2008	WD Q	Q	I		569,000
GRANTOR: HERLOCK FRANCES M						
GRANTEE: BAZARIAN CARL J JR						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	85	1,700	
2	0812	CONCRETE C	0	100	0	1,649.00	SF	4.00	4.00	100	2001	2001	3	80	5,277	
3	0810	CONCRETE A	0	100	0	91.00	SF	6.50	6.50	100	2001	2001	3	80	473	
4	0830	FLAGSTONE	0	100	0	178.00	SF	12.00	12.00	100	2001	2001	3	80	1,709	
TOTAL OB/XF															9,159	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2001] L2 U3 W3 N12 FGR=[YR=2001] N24 W22 S18	
FOP=[YR=2001] W21 S14 R3 U3 E9 D3 R3 E14 N5	
FST=[YR=2001] E4 N5 W4 S5 \$ N5 W4 U4 L4 \$ D4 R4 E8 S5 E3	
N3 E7 \$ W7 S3 W7 S5 W14 U3 L3 W9 D3 L3 S36 FOP=[YR=2001]	
S7 E36 N7 W36 \$ E36 N3 E12 N26 \$ PTR= E15 FUS=[YR=2001] E9	
N4 E6 S4 E18 N10 E15 S16 W5 N2 W2 S2 W4S1 W2 S5 W5 S7 W4 N7	
W5 S7 W5 N7 W6 S7 W4 N7 W6 N12 \$ W15 \$ PTR= N40 FUS=[YR=2001]	
N11 E10 N22 W21 S8 UOP=[YR=2001] W4 S7 E4 N7 \$ S10 E2 S4 E6	
S11 E3 \$ S40 \$.	

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	% 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	350,000.00	350,000.00	350,000							