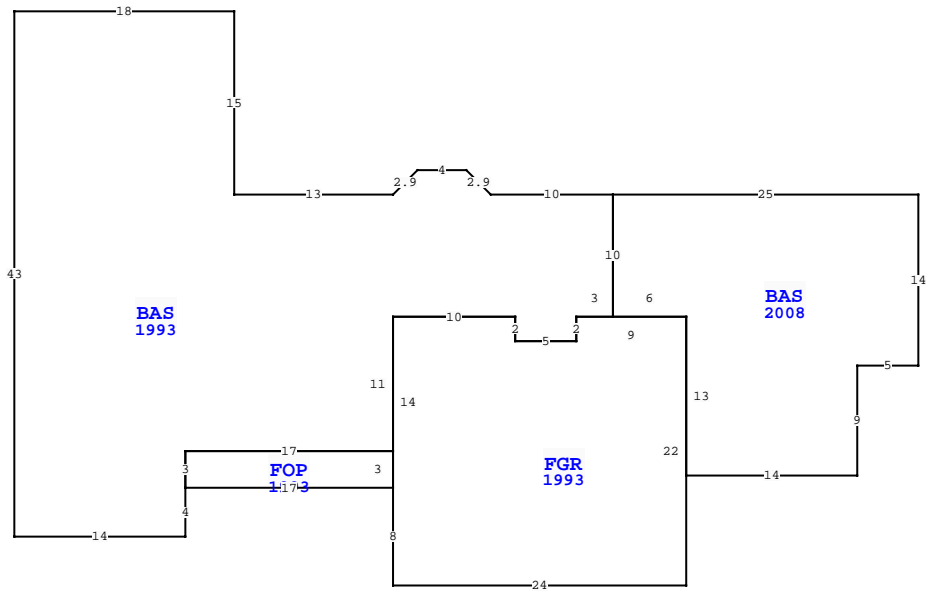




ELEMENT		CD	CONSTRUCTION	
Exterior Wall	05		AVERAGE 70	
Exterior Wall	10		ABOVE AVG 30	
Roof Structure	08		IRREGULAR 100	
Roof Cover	03		COMP SHNGL 100	
Interior Wall	05		DRYWALL 100	
Interior Floor	12		HARDWOOD 70	
Interior Floor	15		HARDTILE 30	
Air Condition	03		CENTRAL 100	
Heating Type	04		AIR DUCTED 100	
Bedrooms			4 100	
Bathrooms			3 100	
Frame	02		WOOD FRAME 100	
Stories	1.		1. 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
NEIGHBORHOOD/LOC	2009.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,221	100	1,221	183,789
BAS	452	100	452	68,036
FGR	518	55	285	42,899
FOP	51	30	15	2,258
TOTALS	2,242		1,973	296,982

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,973	135.5781	169.47	334,364	1985	2000	0	0	11.18	88.82
1 SNGL FAM - 100% - 2019										Heated Area: 1673	HX Base Yr 2019



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		296,982	
TOTAL MARKET OB/XF VALUE		4,630	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		451,612	
SOH/AGL Deduction		211,695	
ASSESSED VALUE		239,917	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		189,917	
TOTAL JUST VALUE		451,612	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		398,511	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25219	REMODEL	3,793	10/01/2011
P11707	OTHER	0	11/01/2006
B18743	ADDITION	28,908	10/01/2006
R09839	REPAIR/RRF	1,050	10/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2512/0462	10/15/2021	QC	U	I	11	124,200
GRANTOR: GASS ALLIE						
GRANTEE: GASS MICHAEL W						
2192/1389	4/24/2018	WD	Q	I	01	258,000
GRANTOR: STANFIELD LINDSAY C						
GRANTEE: GASS MICHAEL W & AL						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2024	MLU

BUILDING NOTES	
<b>BUILDING DIMENSIONS</b> BAS=[YR=2008] W25 BAS=[YR=1993] W10 U2 L2 W4 L2 D2 W13N15W18 S43E14 N4 FOP=[YR=1993] E17 FGR=[YR=1993] S8E24N22 W9S2W5N2W10S14\$ N3W17S3\$ N3E17 N11E10S2E5N2E3N10\$ S10E6S13E14 N9E5N14\$.	

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	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	1985	1985	3	47	220	
2	0810	CONCRETE A	0 100	43	17	731.00	SF	6.50	6.50	100	1985	1985	3	47	2,233	
3	1242	WD DECK A	0 100	0	0	504.00	SF	10.00	10.00	100	1996	1996	3	20	1,008	
4	0820	WOOD WALK	0 100	21	4	84.00	SF	11.75	11.75	100	1994	1994	3	40	395	
5	0810	CONCRETE A	0 100	17	10	170.00	SF	6.50	6.50	100	1995	1995	3	70	774	
<b>TOTAL OB/XF</b>															4,630	

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	0006	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							