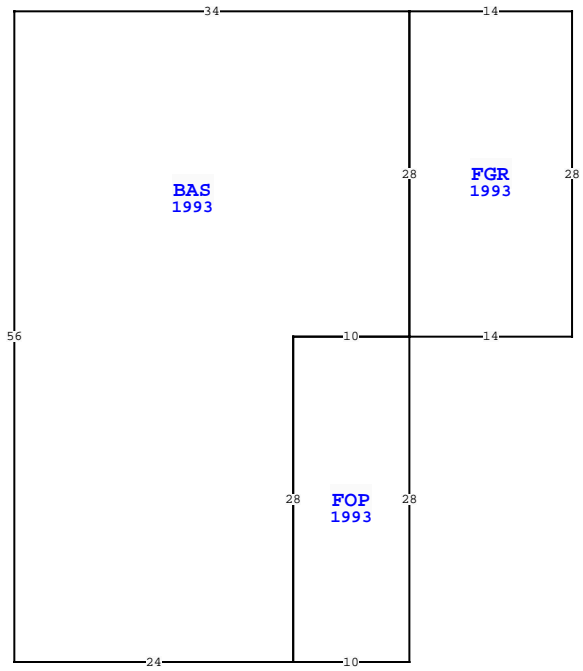


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	03	MASONRY 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	05	DIST 1A 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC		2020.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,624	100	1,624
FGR	392	55	216
FOP	280	30	84
TOTALS	2,296		1,924

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM - 100%		1991								
Heated Area: 1624						HX Base Yr 1991					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8	8	Tax Dist:	
BUILDING MARKET VALUE			136,582
TOTAL MARKET OB/XF VALUE			19,277
TOTAL LAND VALUE - MARKET			115,000
TOTAL MARKET VALUE			270,859
SOH/AGL Deduction			153,954
ASSESSED VALUE			116,905
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			66,905
TOTAL JUST VALUE			270,859
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			264,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2721/469	6/18/2024	WD	U	I	11	100
GRANTOR: LUNT DAWN A						
GRANTEE: LUNT STEPHANIE						
1184/0127	10/27/2003	WD	U	I	07	100
GRANTOR: LUNT BRADFORD E						
GRANTEE: LUNT DAWN A						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100
2	1242	WD DECK A	0	100	13	11	143.00	SF	10.00	10.00	100
3	0845	KOOL DECK	0	100	90	3	270.00	SF	7.25	7.25	100
4	0811	CONCRETE B	0	100	0	0	603.00	SF	5.20	5.20	100
5	0511	GARAGE CB-	0	100	30	28	840.00	SF	40.00	40.00	100
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100
7	0811	CONCRETE B	0	100	28	30	840.00	SF	5.20	5.20	100

TOTAL OB/XF												19,277			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=1993] W14 BAS=[YR=1993] W34 S56 E24 FOP=[YR=1993] E10 N28 W10 S28\$ N28 E10 N28\$ S28 E14 N28 \$.											

LAND DESCRIPTION												TOTAL OB/XF												19,277			
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	000115	C	SFR ACRES	100		RSF	2210.00	210.00	1.00	AC		1.00	1.00	1.00	115,000.00	115,000.00	115,000										