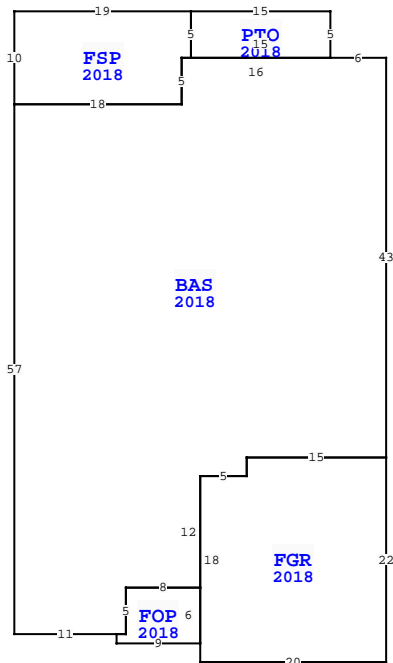


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2121.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,980	100	1,980
FGR	430	55	236
FOP	49	30	15
FSP	185	40	74
PTO	75	5	4
TOTALS	2,719		2,309

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,309	132.7606	165.95	383,179	2018	2018	0	0	2.00	98.00
1 SNGL FAM - 100% - 2021										Heated Area: 1980	HX Base Yr 2021



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			375,515
TOTAL MARKET OB/XF VALUE			6,247
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			531,762
SOH/AGL Deduction			224,206
ASSESSED VALUE			307,556
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			257,556
TOTAL JUST VALUE			531,762
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			477,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181087	CO ISSUED	0	10/22/2018
20181087	NEW CONSTR	254,977	04/02/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2372/0175	6/25/2020	WD Q	I	01		429,000
GRANTOR: MCCANN JAMES P & MALI						
GRANTEE: REHM NANCY J						
2234/0005	10/26/2018	WD Q	I	02		342,200
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: MCCANN JAMES P & MA						

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	0855	CONC PAVER	0	100	0	820.00	SF	7.00	7.00	100	2018	2018	3	97	5,568	
2	0855	CONC PAVER	0	100	0	40.00	SF	7.00	7.00	100	2018	2018	3	97	272	
3	0855	CONC PAVER	0	100	0	60.00	SF	7.00	7.00	100	2018	2018	3	97	407	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/13/2024	MLU

BUILDING NOTES	
BAS=[YR=2018;ORIG=0,0] W6 W16 S5 W18 S57 E11 E1 N5 E8 N12 E5 N2 E15 N43 \$	
FGR=[YR=2018;ORIG=-20,63] S2 E20 N22 W15 S2 W5 S18 \$	
FSP=[YR=2018;ORIG=-21,-5] W19 S10 E18 N5 E1 N5 \$	
PTO=[YR=2018;ORIG=-6,0] N5 W15 S5 E15 \$	
FOP=[YR=2018;ORIG=-29,62] S1 E9 N6 W8 S5 W1 \$	

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	000000	C	VAC RES	100		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							