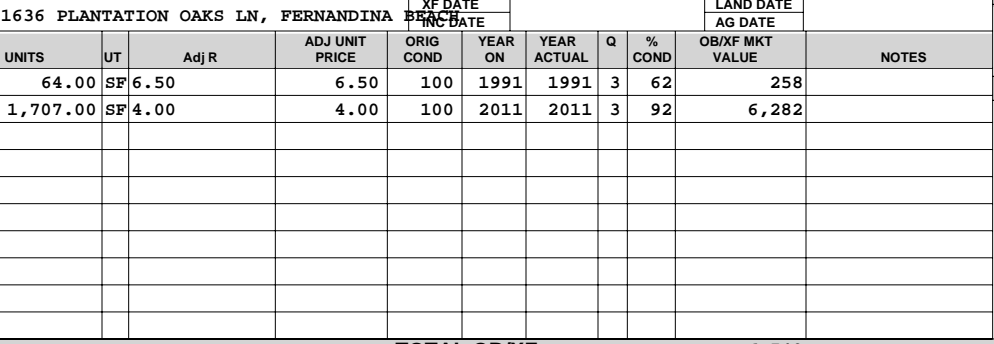




BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	05 AVERAGE 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floo	14 CARPET 80			
Interior Floo	07 CORK/VTILE 20			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	3 100			
Bathrooms	2 100			
Frame	02 WOOD FRAME 100			
Stories	1. 1. 100			
Units	0 100			
Occupancy	00 NONE 100			
Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 03			
NEIGHBORHOOD/LOC	3031.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,531	100	1,531	170,079
DCK	291	10	29	3,221
FGR	440	55	242	26,884
FOP	16	30	5	555
FOP	20	30	6	666
PTO	216	5	11	1,222
USP	120	30	36	3,999
USP	240	30	72	7,999
TOTALS	2,874		1,932	214,627

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,932	104.8600	131.08	253,247	1991	1991	0	0	15.25	84.75		
1 SNGL FAM - 0% - 2024 Heated Area: 1531 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			214,627
TOTAL MARKET OB/XF VALUE			6,540
TOTAL LAND VALUE - MARKET			262,500
TOTAL MARKET VALUE			483,667
SOH/AGL Deduction			0
ASSESSED VALUE			483,667
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			483,667
TOTAL JUST VALUE			483,667
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			424,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24198	NEW CONSTR	0	12/01/2011
B25315	ADDITION	2,500	11/01/2011
B25138	ADDITION	10,670	09/01/2011
7309	NEW CONSTR	53,130	06/13/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2464/1119	5/25/2021	QC	U	I	11	100
GRANTOR: DIXON MARTHA E						
GRANTEE: DIXON KEVIN S & MEL						
0622/0217	3/20/1991	WD	Q	V		30,000
GRANTOR: EDCO CORP OF FDNA						
GRANTEE: DIXON RAYMOND & M E						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
USP=[YR=2011] W12 PTO=[YR=2011] N2 W18 USP=[YR=2011] W20 S12 BAS=[YR=1993] S11 W2 S10 E2 S7 FGR=[YR=1993] S22 E20 N7 DCK=[YR=2015] E29 N12 W8 S3 W11 N3 W6 FOP=[YR=1993] N3 W4 S4 FOP=[YR=2015] S5 E4 N5 W4\$ E4 N1\$ S6 W4 S6\$ N15 W20\$ E24 S3 E6 S3 E11 N3 E9 N31 W50\$ E20 N12\$ S12 E18 N10\$ S10E12 N10\$.	

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	0	64.00	SF	6.50	6.50	100	1991	1991	3	62	258	
2	0812	CONCRETE C	0	0	1,707.00	SF	4.00	4.00	100	2011	2011	3	92	6,282	

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	000140	C	SFR GOLF A	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	250,000.00	262,500.00	262,500							