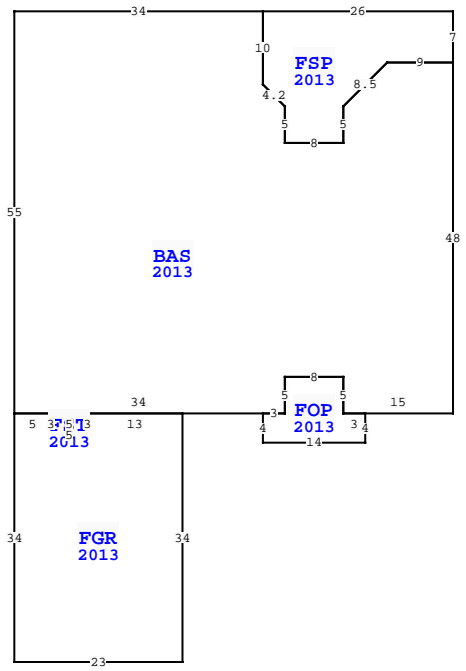


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	12 HARDWOOD 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1079.00
AREA TYPE	TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS	2,959 100 2,959 496,768
FGR	767 55 422 70,847
FOP	96 30 29 4,869
FSP	302 40 121 20,314
FST	15 55 8 1,343
TOTALS	4,139 3,539 594,141

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,539	107.1000	176.72	625,412	2013	2013	0	0	5.00	95.00	
1 SFR CUST - 100% - 0 Heated Area: 2959 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	Tax Group: 2	STANDARD
BUILDING MARKET VALUE	Tax Dist:	594,141
TOTAL MARKET OB/XF VALUE		22,603
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		766,744
SOH/AGL Deduction		348,567
ASSESSED VALUE		418,177
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		363,177
TOTAL JUST VALUE		766,744
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		730,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140134	148FNC	0	01/22/2014
20131267	NEW CONSTR	4,500	06/05/2013
20131054	NEW CONSTR	2,000	05/13/2013
20130944	SFR	314,718	04/29/2013
20130945	ROOF	3,000	04/29/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	3/10/2021	CN U		I	11	100
GRANTOR: KIERKEGAARD SOREN LON						
GRANTEE: KIERKEGAARD SOREN L						
9999/9999	8/22/2018	CN U		I	11	100
GRANTOR: KIERKEGAARD SOREN LON						
GRANTEE: KIERKEGAARD SOREN L						

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	1,600.00	SF	10.00	10.00	100	2013	2013	3	94	15,040	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2013	2013	3	96	3,360	
3	0462	ST/AL FNC	0	100	148	592.00	SF	10.00	10.00	100	2013	2013	3	71	4,203	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2013] W26 BAS=[YR=2013] W34 S55 FGR=[YR=2013] S34 E23 N34 W13 FST=[YR=2013] W5 S3 E5 N3\$ S3 W5 N3 W5\$ E34 FOP=[YR=2013] S4 E14 N4 W3 N5 W8 S5 W3\$ E3 N5 E8 S5 E15 N48 W9 D6 L6 S5 W8 N5 U3 L3 N10\$ S10 D3 R3 S5 E8 N5 U6 R6 E9 N7\$.	

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000								