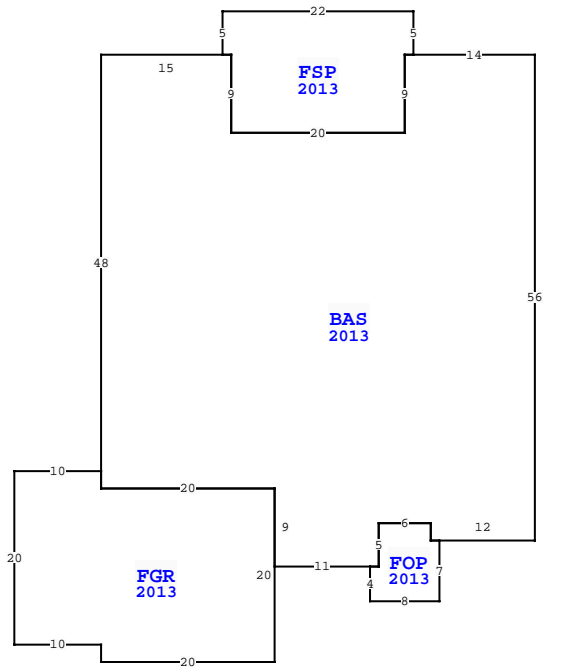


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
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
BAS	2,524	100	2,524
FGR	600	55	330
FOP	65	30	20
FSP	290	40	116
			SUBAREA MARKET VALUE
			425,825
			55,675
			3,374
			19,570
TOTALS	3,479		2,990
			504,444

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,990	107.6300	177.59	530,994	2013	2013	0	0	0	5.00	95.00
1 SFR CUST - 100% - 2023 Heated Area: 2524 HX Base Yr 2023												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			504,444
TOTAL MARKET OB/XF VALUE			14,551
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			668,995
SOH/AGL Deduction			13,201
ASSESSED VALUE			655,794
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			605,794
TOTAL JUST VALUE			668,995
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			636,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132129	ALFNC	0	09/12/2013
20132060	SCRNWALL	0	09/03/2013
20130852	H/AC	4,500	04/18/2013
20130577	NEW CONSTR	2,000	03/21/2013
20130495	NEW CONSTR	266,519	03/12/2013
20130499	REMODEL	3,000	03/12/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/0866	12/29/2021	WD Q	Q	I	01	700,000
GRANTOR: HOLDER WILLIAM D & LI						
GRANTEE: SCHROEDER NATALIA S						
2220/1996	9/04/2018	WD Q	Q	I	01	469,900
GRANTOR: PFOH JOACHIM W & GAIL						
GRANTEE: HOLDER WILLIAM D &						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	96	1,920	
2	0855	CONC PAVER	0	100	0	902.00	SF	7.00	7.00	100	2013	2013	3	94	5,935	
3	0855	CONC PAVER	0	100	0	96.00	SF	10.00	10.00	100	2013	2013	3	94	902	
4	0462	ST/AL FNC	0	100	0	816.00	SF	10.00	10.00	100	2013	2013	3	71	5,794	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2013] W14 FSP=[YR=2013] N5 W22 S5 E1 S9 E20 N9 E1 S W1 S9 W20 N9 W15 S48 FGR=[YR=2013] W10 S20 E10 S2 E20 N20 W20 N2 S2 E20 S9 E11 FOP=[YR=2013] S4 E8 N7 W1 N2 W6 S5 W1 S E1 N5 E6 S2 E12 N56 S.	

LAND DESCRIPTION																								
TOTAL OB/XF 14,551																								
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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							