



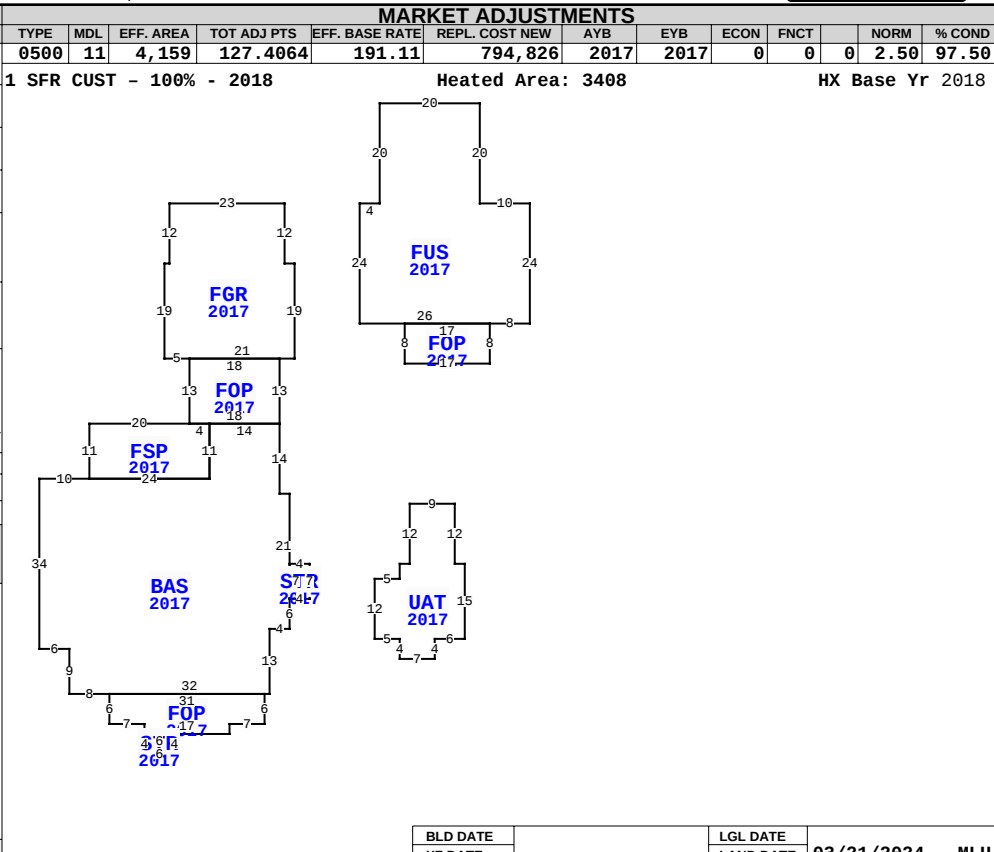
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	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	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,192	100	2,192	408,440
FGR	770	55	424	79,005
FOP	136	30	41	7,640
FOP	220	30	66	12,298
FOP	234	30	70	13,044
FSP	264	40	106	19,752
FUS	1,216	100	1,216	226,580
STR	24	10	2	372
STR	28	10	3	559
UAT	391	10	39	7,267
TOTALS	5,475		4,159	774,955

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT 2,000.00	2,000.00
2	0825	BRICK	0	100	0	0	63.00	SF 12.50	12.50
3	0825	BRICK	0	100	0	0	52.00	SF 12.50	12.50
4	0825	BRICK	0	100	0	0	91.00	SF 12.50	12.50
5	0811	CONCRETE B	0	100	0	0	837.00	SF 5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100		R-2	0.00	0.00	65.00



TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100		R-2	0.00	0.00	65.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		774,955	
TOTAL MARKET OB/XF VALUE		8,732	
TOTAL LAND VALUE - MARKET		260,000	
TOTAL MARKET VALUE		1,043,687	
SOH/AGL Deduction		375,962	
ASSESSED VALUE		667,725	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		612,725	
TOTAL JUST VALUE		1,043,687	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		844,655	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161486	CO ISSUED	0	02/14/2017
20161486	NEW CONSTR	445,611	04/28/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2711/1542	5/14/2024	WD	Q	I	01
GRANTOR:AITKEN LIVING TRUST					
GRANTEE:MEREDITH JAMES ROBE					
2156/0247	8/10/2017	WD	U	I	11
GRANTOR:AITKEN JOHN W & BARBA					
GRANTEE:AITKEN LIVING TRUST					

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=2017] W23 S12 W1 S19 E5 FOP=[YR=2017] S13 FSP=[YR=2017] W20 S11 BAS=[YR=2017] W10 S34 E6 S9 E8 FOP=[YR=2017] S6 E7 S2 STR=[YR=2017] S4 E6 N4 W6\$ E17 N2 E7 N6 W31\$ E32 N13 E4 N6 STR=[YR=2017] E4 N7 W4 S7\$ N21 W2 N14 W14 S11 W24\$ E24 N11 W4\$ E18 N13 W18\$ E21 N19 W2 N12\$ PTR=E15 FUS=[YR=2017] E4 N20 E20 S20 E10 S24 W8 FOP=[YR=2017] S8 W17 N8 E17\$ W26 N24\$ W15\$ PTR= E25 S60 UAT=[YR=2017] E9 S12 E2 S15 W6 S4 W7 N4 W5 N12 E5 N3 E2 N12\$ N60 W25\$.									