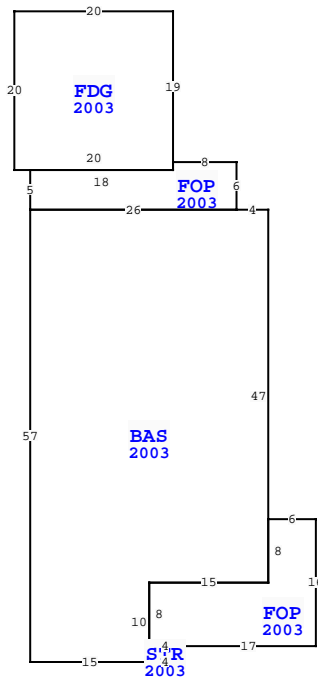


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	10	ABOVE AVG	100	
Roof Structur	08	IRREGULAR	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	12	HARDWOOD	70	
Interior Floor	15	HARDTILE	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
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	01	
NEIGHBORHOOD/LOC		1031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	314,705
FDG	400	60	240	48,416
FOP	138	30	41	8,271
FOP	216	30	65	13,113
STR	8	10	1	202
TOTALS	2,322		1,907	384,706

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	1,907	148.6052	222.91	425,089	2003	2003	0	0	9.50	90.50
1 SFR CUST - 100% - 2021			Heated Area: 1560			HX Base Yr 2021					



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			384,706
TOTAL MARKET OB/XF VALUE			5,256
TOTAL LAND VALUE - MARKET			220,000
TOTAL MARKET VALUE			609,962
SOH/AGL Deduction			172,786
ASSESSED VALUE			437,176
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			387,176
TOTAL JUST VALUE			609,962
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			488,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20021883	NEW CONSTR	135,000	11/04/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2406/1346	11/06/2020	WD	Q	I	01	430,000
GRANTOR: SNOWDEN BARBARA L/E						
GRANTEE: LOPEZ GARY S & DONN						
1694/0898	8/17/2010	WD	U	I	14	100
GRANTOR: JOMANT MICHAEL J G &						
GRANTEE: SNOWDEN BARBARA						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/21/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2003] W4 FOP=[YR=2003] N6 W8 FDG=[YR=2003] N19 W20 S20 E20 N1\$ S1 W18 S5E26 \$W26 S57 E15 STR=[YR=2003] E4N2 FOP=[YR=2003] E17 N16 W6 S8 W15 S8 E4\$ W4S2 \$ N10 E15 N47 \$	

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	100	50	17			850.00	SF	6.50	6.50	100	2003	2003	3	83	4,586	
2	0855	CONC PAVER	0	100	21	4			84.00	SF	9.00	9.00	100	2006	2006	3	87	658	
3	1243	WD DECK F	0	100	1	7			7.00	SF	8.00	8.00	100	2004	2004	3	22	12	

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			R-2	0.00	0.00	55.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	220,000							