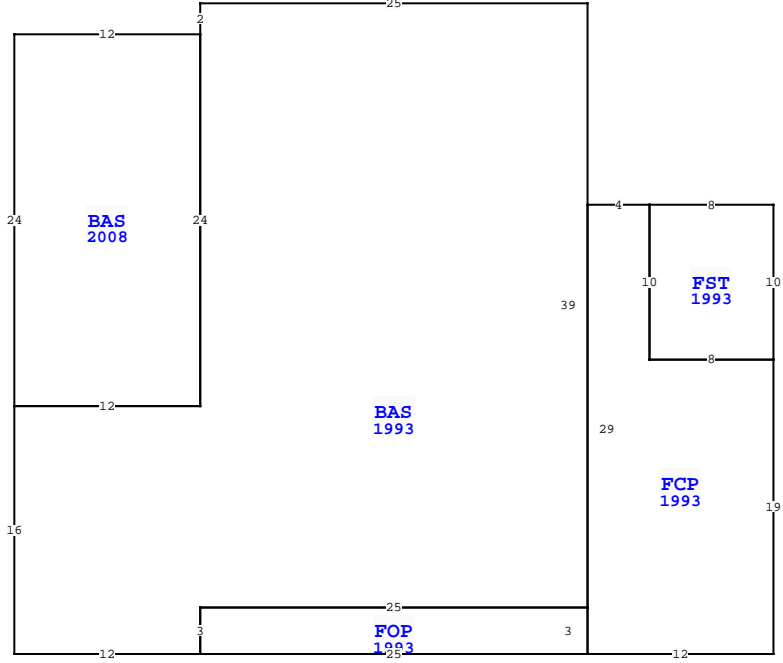




ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	10	ABOVE AVG 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,588	111.1800	105.62	167,725	1961	1980	0	0	27.27	72.73		
1 SINGLE FAM - 100% - 2021 Heated Area: 1455 HX Base Yr 2021													



Quality				
DOR CODE		0100 SINGLE FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC 1007.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,167	100	1,167	89,646
BAS	288	100	288	22,124
FCP	268	25	67	5,147
FOP	75	30	22	1,690
FST	80	55	44	3,380
TOTALS	1,878		1,588	121,986

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		121,986	
TOTAL MARKET OB/XF VALUE		6,155	
TOTAL LAND VALUE - MARKET		220,000	
TOTAL MARKET VALUE		348,141	
SOH/AGL Deduction		89,778	
ASSESSED VALUE		258,363	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		208,363	
TOTAL JUST VALUE		348,141	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		343,088	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070972	REPAIR/RRF	5,900	06/04/2007
20051775	GARAGE	1,000	05/11/2005
6257	REPAIR/RRF	2,796	11/14/1990
BP4310	N/A	300	05/27/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2360/1544	5/07/2020	QC	U	I	11	100
GRANTOR: CONKLIN LAUREL L						
GRANTEE: CONKLIN MICHAEL L &						
1908/1423	3/24/2014	QC	U	I	11	100
GRANTOR: CONKLIN LAUREL L						
GRANTEE: CONKLIN MICHAEL 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	0940	SHEDS/PORT	0 100	12	14	168.00	SF	30.00	30.00	100	1984	1984	3	20	1,008	
2	0810	CONCRETE A	0 100	47	8	376.00	SF	6.50	6.50	100	1961	1961	3	20	489	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
4	1242	WD DECK A	0 100	15	12	180.00	SF	10.00	10.00	100	1986	1986	3	20	360	
5	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	1995	1995	3	23	1,150	
6	1242	WD DECK A	0 100	12	3	36.00	SF	10.00	10.00	100	1995	1995	3	20	72	
7	0940	SHEDS/PORT	0 100	6	8	48.00	SF	30.00	30.00	100	2007	2007	3	31	446	
8	0940	SHEDS/PORT	0 100	12	6	72.00	SF	30.00	30.00	100	2007	2007	3	31	670	

TOTAL OB/XF													
6,155													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W25 S2 BAS=[YR=2008] W12 S24 E12 N24\$ S24 W12 S16 E12 FOP=[YR=1993] E25 FCP=[YR=1993] E12 N19 FST=[YR=1993] N10 W8 S10E8\$ W8 N10 W4 S29 \$ N3 W25S3\$ N3 E25 N39\$.													

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	DPTH 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	0006	R-1	68.00	137.00	1.00	LT		1.00	1.00	0.80	275,000.00	220,000.00	220,000							