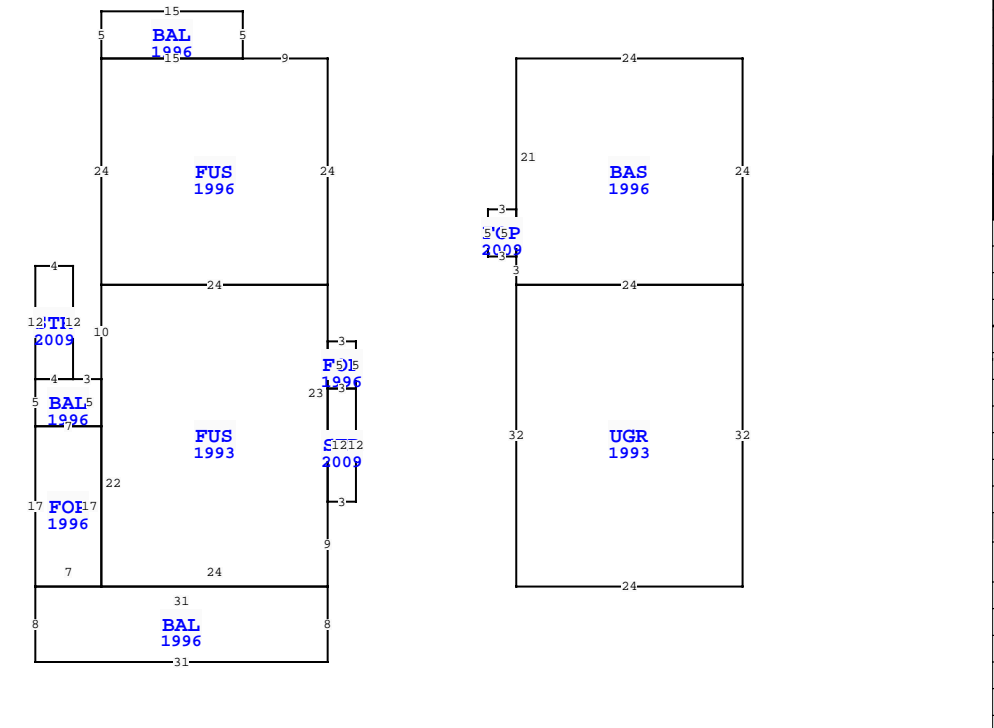


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 70
Exterior Wall	17 CB STUCCO 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	07 CORK/VTILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1058.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST - 100%	- 2021		424,588	1969	1995	0	0	14.00	86.00
				Heated Area: 1920			HX Base Yr 2021				



\*\* This building has 12 Sub-Areas

BLD DATE	LGL DATE	03/20/2024	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	35	15	5	770
BAL	75	15	11	1,693
BAL	248	15	37	5,696
BAS	576	100	576	88,669
FOP	15	30	4	616
FOP	119	30	36	5,542
FOP	15	30	4	616
FUS	768	100	768	118,226
FUS	576	100	576	88,669
STR	36	10	4	616
TOTALS	3,279		2,372	365,146

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
2	0810	CONCRETE A	0	100	8	19	152.00	SF	6.50	6.50	100
3	1126	CB/STC 8"	0	100	40	2	80.00	SF	8.00	8.00	100
4	1242	WD DECK A	0	100	0	0	43.00	SF	10.00	10.00	100
5	0855	CONC PAVER	0	100	0	0	1,200.00	SF	7.00	7.00	100
6	0855	CONC PAVER	0	100	0	0	348.00	SF	7.00	7.00	100

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	
							12,807					

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R-2	50.00	110.00	50.00	FF	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	7,000.00	7,000.00	350,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		365,146	
TOTAL MARKET OB/XF VALUE		12,807	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		727,953	
SOH/AGL Deduction		153,533	
ASSESSED VALUE		574,420	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		524,420	
TOTAL JUST VALUE		727,953	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		686,857	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121300	ROOF	4,377	07/06/2012
20090832	H/AC	4,500	06/29/2009
B959281	ADDITION	69,340	09/05/1995
4993	REPAIR/RRF	6,500	08/25/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2346/1292	3/09/2020	WD	Q	I	01	605,000
GRANTOR: OGBURN SCOTT E & SHAR						
GRANTEE: LANDIS JOHN M & REG						
1856/0714	4/15/2013	WD	Q	I	02	437,500
GRANTOR: MITCHUM JOHN P & HARR						
GRANTEE: OGBURN SCOTT E & SH						

BUILDING NOTES											

BUILDING DIMENSIONS											
FUS=[YR=1996] W9 BAL=[YR=1996] N5 W15 S5 E15\$ W15 S24											
FUS=[YR=1993] S10 BAL=[YR=1996] W3 STR=[YR=2009] N12 W4 S12											
E4\$ W4 S5 FOP=[YR=1996] S17 BAL=[YR=1996] S8 E31 N8 W31\$ E7											
N17 W7\$ E7 N5\$ S22 E24 N9 STR=[YR=2009] E3 N12 FOP=[YR=1996]											
N5 W3 S5 E3\$ W3 S12\$ N23 W24\$ E24 N24\$ PTR= E20 BAS=[YR=1996]											
E24 S24 UGR=[YR=1993] S32 W24 N32 E24\$ W24 N3 FOP=[YR=2009]											
W3 N5 E3 S5\$ N21\$ W20\$ .											