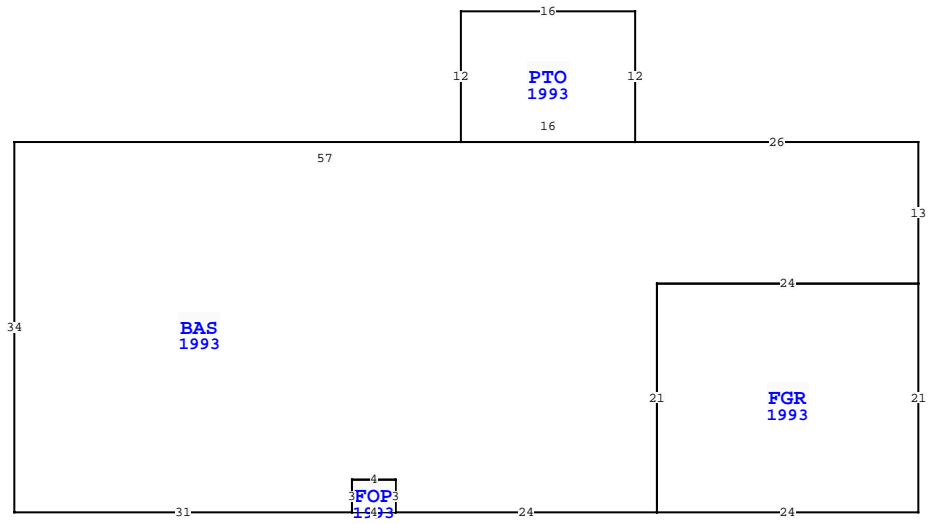


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	19	COMMON BRK	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	70	
Interior Floor	11	CLAY TILE	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	100	
Frame	03	MASONRY	100	
Stories	1.	1.	100	
Units		0	100	
BUD8 Adjustme	02	DIST FB	100	
Occupancy	00	NONE	100	
Quality	03	Quality Level	03	
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	2,306	100	2,306	275,142
FGR	504	55	277	33,050
FOP	12	30	4	477
PTO	192	5	10	1,193
TOTALS	3,014		2,597	309,863

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,597	118.9440	148.68	386,122	1979	2000	0	0	19.75	80.25	
1 SNGL FAM - 0% - 2023 Heated Area: 2306 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			309,863
TOTAL MARKET OB/XF VALUE			5,241
TOTAL LAND VALUE - MARKET			275,000
TOTAL MARKET VALUE			590,104
SOH/AGL Deduction			9,587
ASSESSED VALUE			580,517
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			580,517
TOTAL JUST VALUE			590,104
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			527,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2023-07	ADDITION	675,000	12/19/2023
8307	REPAIR/RRF	2,900	05/11/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2567/0988	6/03/2022	PR Q	Q	I	02	675,000
GRANTOR: CORNAIRE VICKI PERSON						
GRANTEE: BENGSTON CHARLES P						
1580/0893	8/08/2008	WD Q	Q	I		415,000
GRANTOR: LEDBETTER JEFFREY P &						
GRANTEE: GEIGER ODIS GLENN						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	44	1,540	
2	0810	CONCRETE A	0	0	0	1,600.00	SF	6.50	6.50	100	1980	1980	3	32.5	3,380	
3	0810	CONCRETE A	0	0	38	4	SF	6.50	6.50	100	1980	1980	3	32.5	321	
TOTAL OB/XF 5,241																

BUILDING NOTES	
BAS=[YR=1993] W26 PTO=[YR=1993] N12W16S12 E16S W57 S34E31 FOP=[YR=1993] E4N3W4 S3S N3E4S3E24 FGR=[YR=1993] E24N21 W24S21S N21E24N13S.	

LAND DESCRIPTION		TOTAL OB/XF 5,241																						
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	0		R-1	105.00	150.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							