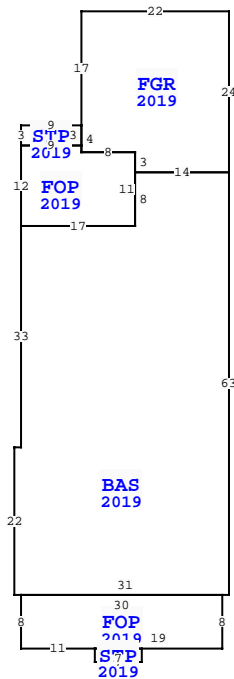


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 90
Roof Cover	12 MODULAR MT 10
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR 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	1031.200
AREA TYPE	TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE
BAS	1,839 100 1,839 398,710
FGR	504 55 277 60,055
FOP	196 30 59 12,791
FOP	240 30 72 15,610
STP	14 10 1 217
STP	27 10 3 650
TOTALS	2,820 2,251 488,036

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR	CUST	- 0%	- 2023								
					Heated Area: 1839							
						HX Base Yr						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			488,036
TOTAL MARKET OB/XF VALUE			5,792
TOTAL LAND VALUE - MARKET			212,400
TOTAL MARKET VALUE			706,228
SOH/AGL Deduction			80,600
ASSESSED VALUE			625,628
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			625,628
TOTAL JUST VALUE			706,228
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			568,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190129	NEW CONSTR	0	02/07/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2577/1444	7/14/2022	WD	Q	I	01	830,000
GRANTOR: ROWLETTE JAN BASKIN						
GRANTEE: HURST PAMELA C & WI						
2319/0948	11/15/2019	WD	Q	I	02	528,900
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: ROWLETTE JAN BASKIN						

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	0855	CONC PAVER	0	0	0	56.00	UT	10.00	10.00	100	2019	2019	3	98	549	
2	0855	CONC PAVER	0	0	0	424.00	SF	10.00	10.00	100	2019	2019	3	98	4,155	
3	0855	CONC PAVER	0	0	0	111.00	SF	10.00	10.00	100	2019	2019	3	98	1,088	

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2019] W22 S17 STP=[YR=2019] W9 S3 FOP=[YR=2019] S12	
BAS=[YR=2019] S33 W1 S22 E1 FOP=[YR=2019] S8 E11	
STP=[YR=2019] S2 E7 N2 W7\$ E19 N8 W30\$ E31 N63 W14 S8 W17\$	
E17 N11 W8 N1 W9\$ E9 N3\$ S4 E8 S3 E14 N24\$.	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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-2	0.00	0.00	59.00	FF		1.00	1.00	0.90	4,000.00	3,600.00	212,400							