



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	2 100	
Frame	02	WOOD FRAME 100
Stories	1.5 100	
Units	0 100	
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

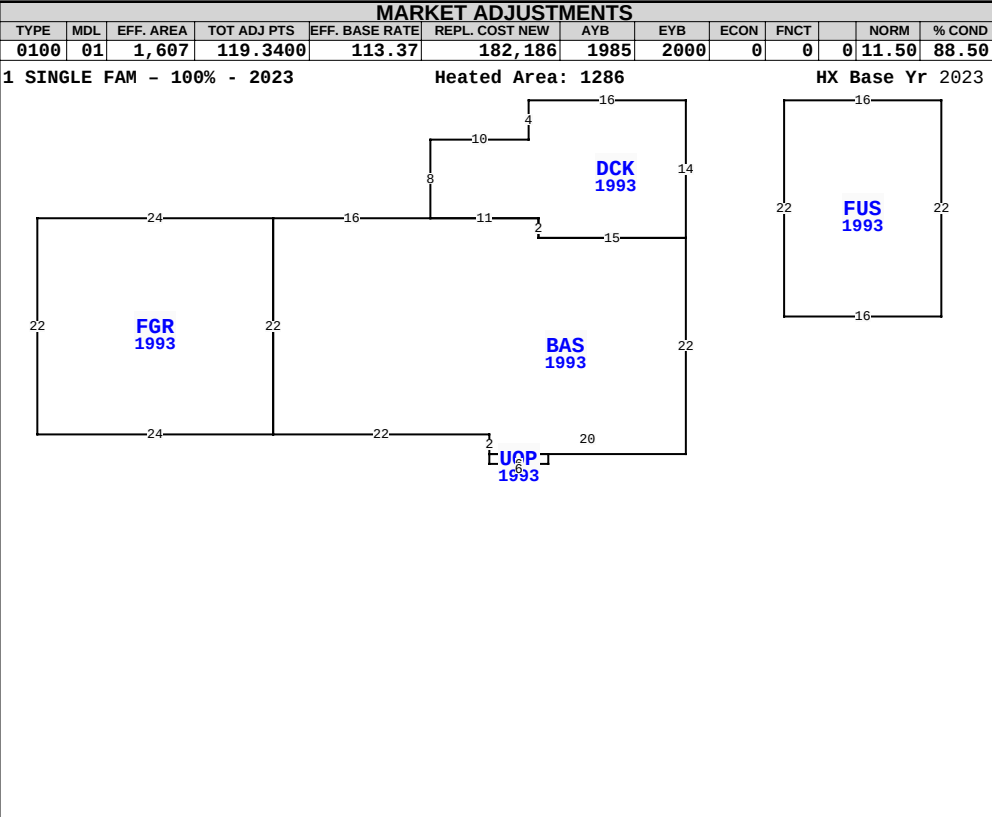
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	934	100	934	93,711
DCK	302	10	30	3,010
FGR	528	55	290	29,096
FUS	352	100	352	35,317
UOP	6	20	1	100

TOTALS	2,122		1,607	161,235
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	31	20	620.00	SF	6.50	6.50
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	1242	WD DECK A	0 100	0	0	110.00	SF	4.00	4.00
4	0820	WOOD WALK	0 100	0	0	488.00	SF	5.88	5.88

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-1	110.00	110.00	1.00



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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1985	1985	3	47	1,894	
100	1985	1985	3	58	2,030	
100	1987	1987	3	20	88	
100	2009	2009	3	40	1,147	

TOTAL OB/XF									
5,159									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					161,235				
TOTAL MARKET OB/XF VALUE					5,159				
TOTAL LAND VALUE - MARKET					275,000				
TOTAL MARKET VALUE					441,394				
SOH/AGL Deduction					45,497				
ASSESSED VALUE					395,897				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					345,897				
TOTAL JUST VALUE					441,394				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					384,366				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210749	REPAIR/RRF	0	11/01/2021
20091083	REMODEL	5,867	08/17/2009
20062315	REPAIR/RRF	5,500	10/11/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2499/0690	7/23/2021	WD	U	I	11	100	
GRANTOR: CORBIN MARY ELLEN							
GRANTEE: STRICKLAND ERIC J &							
2481/1223	7/23/2021	WD	U	I	98	425,000	
GRANTOR: CORBIN MARY ELLEN							
GRANTEE: STRICKLAND ERIC J &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
DCK=[YR=1993] W16 S4 W10 S8 BAS=[YR=1993] W16 FGR=[YR=1993] W24 S22 E24 N22\$ S22 E22 S2 UOP=[YR=1993] S1 E6 N1 W6 \$ E20 N22 W15 N2 W11\$ E11 S2 E15 N14\$ PTR= E10 FUS=[YR=1993] E16 S22 W16 N22\$ W10\$.									