

ELEMENT		CD	CONSTRUCTION	
Exterior Wall	05	AVERAGE	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	12	HARDWOOD	80	
Interior Floor	08	SHT VINYL	20	
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	
BUD8 Adjustme	02	DIST FB	100	
Occupancy	00	NONE	100	
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC	1056.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1,260	153,234
FCP	1,178	25	294	35,754
UOP	772	20	154	18,729
UST	6	45	3	365
UST	6	45	3	365
UST	280	45	126	15,323
TOTALS	3,502		1,840	223,770

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,840	118.6500	148.31	272,890	1980	1980	0	0	18.00	82.00

1 SNGL FAM - 100% - 2022 Heated Area: 1260 HX Base Yr 2022

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			223,770
TOTAL MARKET OB/XF VALUE			2,527
TOTAL LAND VALUE - MARKET			450,000
TOTAL MARKET VALUE			676,297
SOH/AGL Deduction			123,049
ASSESSED VALUE			553,248
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			503,248
TOTAL JUST VALUE			676,297
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			665,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19972161	REPAIR/RRF	2,400	10/16/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2642/1659	5/24/2023	WD	U	I	11	100

GRANTOR: STARLINE STACIE
 GRANTEE: STARLINE STACIE TRU
 2473/0276 6/18/2021 WD Q I 02 550,000
 GRANTOR: BROCK EDWIN G REV LVG
 GRANTEE: STARLINE STACIE

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	1241	WD DECK G	0	100	13	4	52.00	UT	11.50	100	1980	1980	3	20	120	
2	1241	WD DECK G	0	100	13	4	52.00	UT	11.50	100	1980	1980	3	20	120	
3	1242	WD DECK A	0	100	36	4	144.00	SF	13.50	100	1980	1980	3	20	389	
4	0801	ASPHALT A	0	100	0	0	1,265.00	SF	3.00	100	2000	2000	3	50	1,898	

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		R-1	50.00	100.00	50.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	450,000							