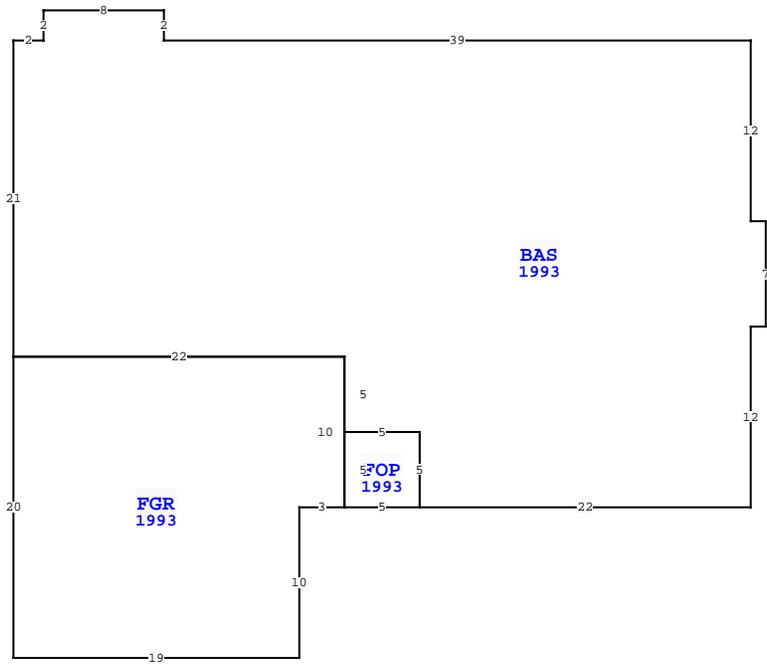


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	80	
Interior Floor	11	CLAY TILE	20	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		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	05	Quality Level	05	
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC		1046.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,297	100	1,297	171,540
FGR	410	55	226	29,891
FOP	25	30	8	1,058
TOTALS	1,732		1,531	202,489

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,531	125.2152	156.52	239,632	1987	1990	0	0	15.50	84.50
1 SNGL FAM - 0% - 2024 Heated Area: 1297 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			202,489
TOTAL MARKET OB/XF VALUE			8,156
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			385,645
SOH/AGL Deduction			0
ASSESSED VALUE			385,645
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			385,645
TOTAL JUST VALUE			385,645
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			331,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0403	22X10 SC ENC	7,500	07/24/2024
20120490	SHED 8X10	0	03/26/2012
20111686	REMODEL	4,000	09/23/2011
20101499	H/AC	4,000	09/01/2010
20090752	REPAIR/RRF	4,000	06/15/2009
B021668	ADDITION	24,000	09/25/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2696/1403	2/28/2024	WD	Q	I	01	452,500
GRANTOR: COX DOUGLAS PERRY						
GRANTEE: BEACH MONDELL L III						
2696/1401	2/19/2024	FJ	U	I	11	0
GRANTOR: MARTIN MARTHA JEAN ES						
GRANTEE: COX DOUGLAS PERRY						

EXTRA FEATURES															BLD DATE		LGL 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	INC DATE	AG DATE
1	0811	CONCRETE B	0	0	38	16	679.00	SF	5.20	5.20	100	1987	1987	3	52	1,836			
2	0811	CONCRETE B	0	0	21	3	63.00	SF	5.20	5.20	100	1987	1987	3	52	170			
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170			
4	0811	CONCRETE B	0	0	0	0	609.00	SF	5.20	5.20	100	2004	2004	3	84	2,660			
5	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2012	2012	3	55	1,320			
															TOTAL OB/XF		8,156		

BUILDING NOTES									
BAS=[YR=1993] W1 N12 W39 N2 W8 S2 W2 S21 FGR=[YR=1993] S20 E19 N10 E3 FOP=[YR=1993] E5 N5 W5 S5 \$ N10 W22 \$ E22 S5 E5 S5 E22 N12 E1 N7 \$.									

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	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	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							