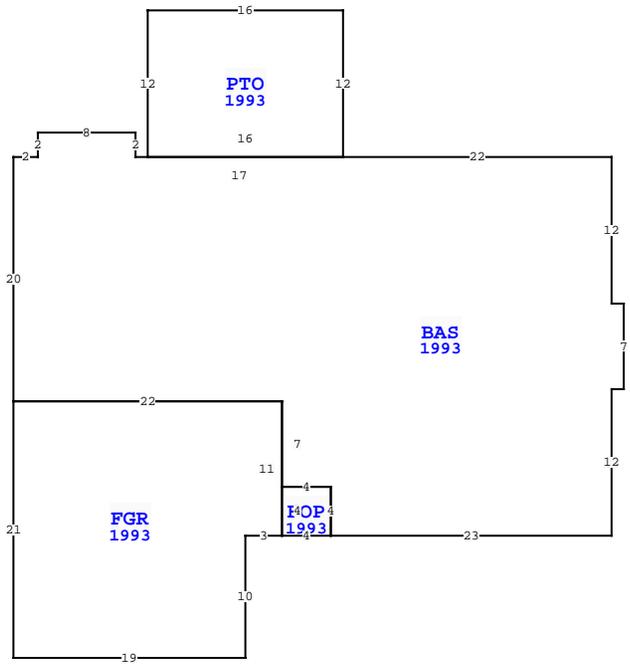


BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	05	AVERAGE	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	14	CARPET	100	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	100	
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	1,284	100	1,284	164,389
FGR	432	55	238	30,471
FOP	16	30	5	640
PTO	192	5	10	1,281
TOTALS	1,924		1,537	196,780

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,537	122.2980	152.87	234,961	1987	1987	0	0	16.25	83.75
1 SNGL FAM - 100% - 2017										Heated Area: 1284	HX Base Yr 2017



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			196,780
TOTAL MARKET OB/XF VALUE			1,901
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			373,681
SOH/AGL Deduction			178,066
ASSESSED VALUE			195,515
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			145,515
TOTAL JUST VALUE			373,681
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			319,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4329	NEW CONSTR	37,000	06/03/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2438/1750	1/24/2021	QC	U	I	11	100
GRANTOR: SAUNDERS MEAGAN G & O						
GRANTEE: SAUNDERS MEAGAN G						
2028/0942	2/12/2016	WD	Q	I	01	225,000
GRANTOR: PREMIER SOUTH PROPERT						
GRANTEE: GLEASON MEAGAN L						

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	0811	CONCRETE B	0	100	21	3		SF	5.20	100	1987	1987	3	52	170	
2	0811	CONCRETE B	0	100	40	16		SF	5.20	100	1987	1987	3	52	1,731	

BUILDING NOTES									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
03/14/2024 MLU									

BUILDING DIMENSIONS									
BAS=[YR=1993] W1 N12 W22 PTO=[YR=1993] N12 W16 S12 E16 \$ W17									
N2 W8 S2 W2 S20 FGR=[YR=1993] S21 E19 N10 E3 FOP=[YR=1993] E4									
N4 W4 S4 \$ N11 W22 \$ E22 S7 E4 S4 E23 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	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							