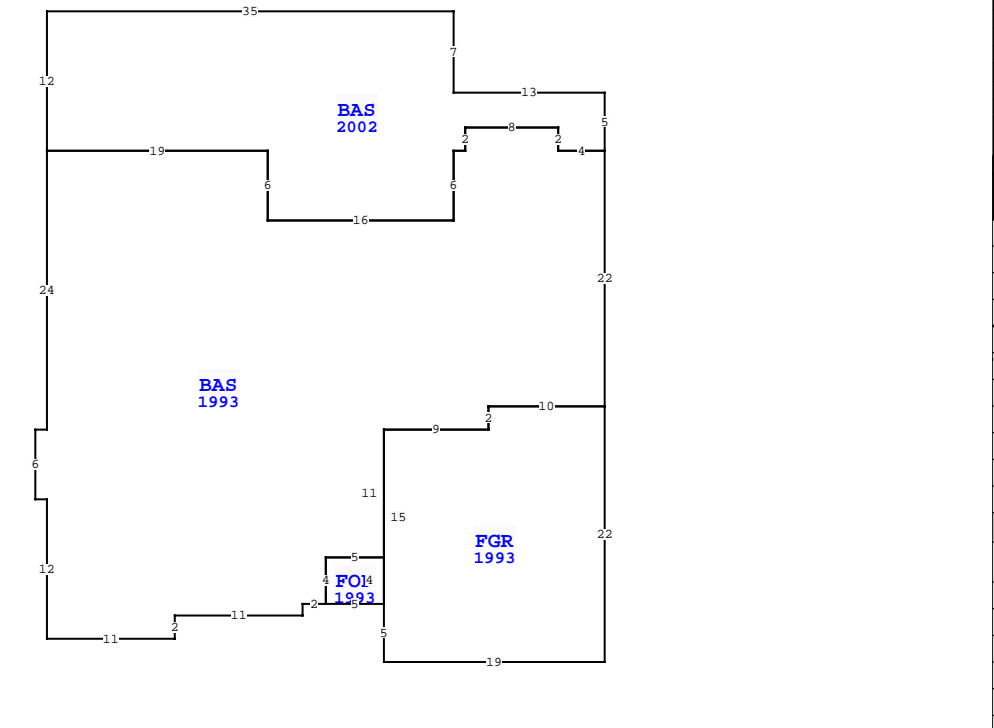




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	12 CEDAR 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	07 CORK/VTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	2,308	113.4056	141.76	327,182	1989	1995	0	0	0	13.80	86.20		



Quality	
DOR CODE	MAP NUM
05 Quality Level 05	01
0100 SINGLE FAMILY	
1046.00	
01	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,517	100	1,517	185,373
BAS	565	100	565	69,041
FGR	400	55	220	26,883
FOP	20	30	6	734
TOTALS	2,502		2,308	282,031

BLD DATE	LGL DATE
	03/14/2024 MLU

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0811	CONCRETE B	0	100	0	679.00	SF	5.20	5.20	100	1989	1989	3	57	2,013	
3	0855	CONC PAVER	0	100	0	839.00	SF	3.00	3.00	100	2007	2007	3	88	2,215	
4	0830	FLAGSTONE	0	100	0	234.00	SF	12.00	12.00	100	2007	2007	3	88	2,471	
5	1076	TRELLIS A	0	100	13	130.00	SF	5.63	5.63	100	2007	2007	3	48	351	

LAND DESCRIPTION																								
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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	282,031	
TOTAL MARKET OB/XF VALUE	9,360	
TOTAL LAND VALUE - MARKET	175,000	
TOTAL MARKET VALUE	466,391	
SOH/AGL Deduction	295,509	
ASSESSED VALUE	170,882	
TOTAL EXEMPTION VALUE	50,000	
BASE TAXABLE VALUE	120,882	
TOTAL JUST VALUE	466,391	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	409,079	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062434	ADDITION	3,000	11/01/2006
20061277	REPAIR/RRF	2,500	06/07/2006
20051270	REPAIR/RRF	4,000	02/18/2005
B0040040	REPAIR/RRF	2,000	01/09/2004
B012173	ADDITION	45,000	10/03/2001
5454	NEW CONSTR	67,870	07/05/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0579/1192	9/26/1989	WD Q	Q	I		87,900

GRANTOR: ATLANTIC BUILDERS	
GRANTEE: INSERRA CHRISTOPHER	
0577/0709	8/23/1989 WD Q V 16,000
GRANTOR: SADLER DEVELOPMENT	
GRANTEE: ATLANTIC BUILDERS	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2002] W13 N7 W35 S12 BAS=[YR=1993] S24 W1 S6 E1 S12 E11 N2 E11 N1 E2 FOP=[YR=1993] E5 FGR=[YR=1993] S5 E19 N22 W10 S2 W9 S15 \$ N4 W5 S4 \$ N4 E5 N11 E9 N2 E10 N22 W4 N2 W8 S2 W1 S6 W16 N6 W19 \$ E19 S6 E16 N6 E1 N2 E8 S2 E4 N5 \$.	