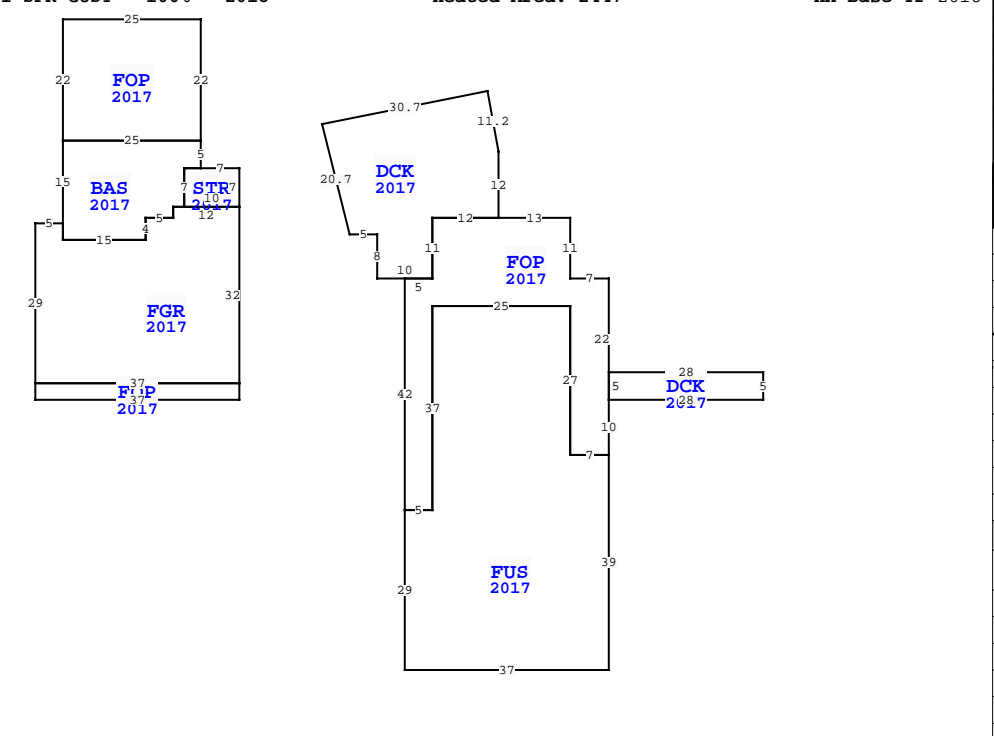




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 60
Exterior Wall	25 MOD METAL 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 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	
0500	11	3,576	124.3584	186.54	667,067	2017	2017	0	0	0	2.70	97.30



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		649,056	
TOTAL MARKET OB/XF VALUE		9,806	
TOTAL LAND VALUE - MARKET		350,000	
TOTAL MARKET VALUE		1,008,862	
SOH/AGL Deduction		322,216	
ASSESSED VALUE		686,646	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		636,646	
TOTAL JUST VALUE		1,008,862	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		847,823	

Quality		03 Quality Level 03	
DOR CODE		0100 SINGLE FAMILY	
MAP NUM		MKT AREA 01	
NEIGHBORHOOD/LOC		1039.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	379	100	68,790
DCK	140	10	2,541
DCK	725	10	13,068
FGR	1,069	55	106,724
FOP	111	30	5,990
FOP	550	30	29,948
FOP	834	30	45,376
FUS	2,068	100	375,349
STR	70	10	1,271
<b>TOTALS</b>	<b>5,946</b>		<b>649,056</b>

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170167	NEW CONSTR	359,411	01/18/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2727/497	7/23/2024	WD Q	Q	I	01	1,600,000

GRANTOR: KELLNER DENNIS & TAMA  
GRANTEE: LEUSCHNER MICHAEL J  
2303/0443 9/11/2019 WD Q V 01 90,000  
GRANTOR: PHOENIX INVESTMENTS L  
GRANTEE: KELLNER DENNIS & TA

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	2017	2017	3	98	3,430	
2	0811	CONCRETE B	0	100	0	925.00	SF	5.20	5.20	100	2017	2017	3	97	4,666	
3	0810	CONCRETE A	0	100	5	25.00	SF	6.50	6.50	100	2017	2017	3	97	158	
4	1126	CB/STC 8"	0	100	0	200.00	SF	8.00	8.00	100	2017	2017	3	97	1,552	

LAND DESCRIPTION													TOTAL OB/XF				9,806							
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	100.00	150.00	100.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	200,000							
2	000100	C	SFR	100		R-1	125.00	100.00	125.00	FF		1.00	1.00	0.80	1,500.00	1,200.00	150,000							

BUILDING NOTES												
BUILDING DIMENSIONS												
STR=[YR=2017] W7 BAS=[YR=2017] N5 FOP=[YR=2017] N22 W25 S22 E25\$ W25 S15 FGR=[YR=2017] W5 S29 FOP=[YR=2017] S3 E37 N3 W37\$ E37 N32 W12 S2 W5 S4 W15 N3\$ S3 E15 N4 E5 N2 E2 N7 E3\$ W3 S7 E10 N7\$ PTR=E30 S20 FOP=[YR=2017] S42 FUS=[YR=2017] S29 E37 N39 W7 N27 W25 S37 W5\$ E5 N37 E25 S27 E7 N10 DCK=[YR=2017] E28 N5 W28 S5\$ N22 W7 N11 W13 DCK=[YR=2017] N12 U11 L2 L30 D6 D20 R5 E5 S8 E10 N11 E12\$ W12 S11 W5\$ W30 N20\$.												