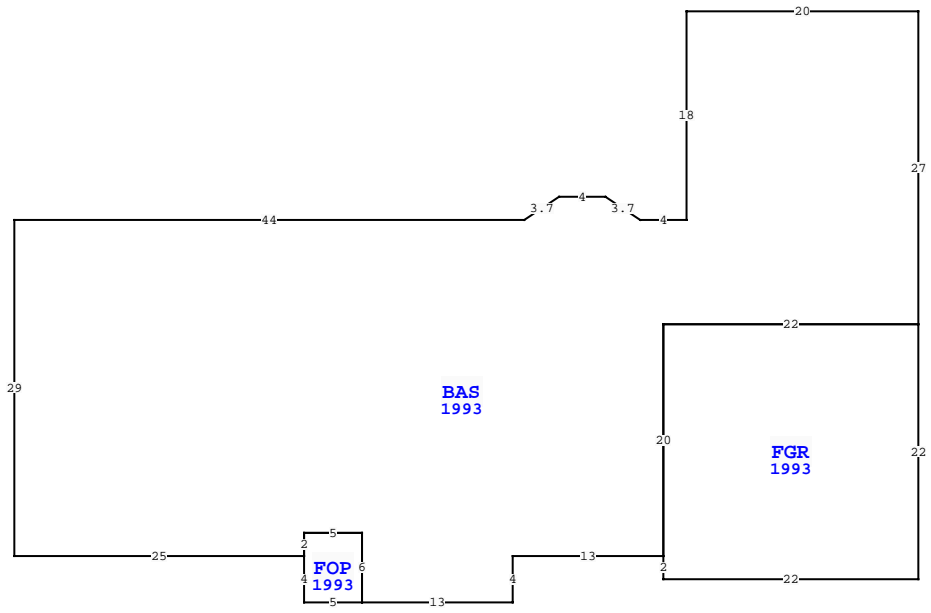




BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	18 CEMENT BRK 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floor	14 CARPET 80			
Interior Floor	13 LVT/LAMNT 20			
Air Condition	03 CENTRAL 100			
Heating Type	04 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	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 01			
NEIGHBORHOOD/LOC	1073.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,238	100	2,238	215,467
FGR	484	55	266	25,609
FOP	30	30	9	867
TOTALS	2,752		2,513	241,943

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,513	108.8640	136.08	341,969	1984	1984	0	0	29.25	70.75		
1 SNGL FAM - 100% - 2007 Heated Area: 2238 HX Base Yr 2007													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			241,943
TOTAL MARKET OB/XF VALUE			11,389
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			553,332
SOH/AGL Deduction			237,213
ASSESSED VALUE			316,119
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			266,119
TOTAL JUST VALUE			553,332
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			493,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071821	H/AC	3,000	09/25/2007
B021992	REPAIR/RRF	5,000	11/20/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2721/1481	6/27/2024	WD Q	Q	I	01	896,500
GRANTOR: MEADOWS NANCY M & MIC						
GRANTEE: VLACH BERNARD ROBER						
1439/0611	8/24/2006	WD Q	Q	I		465,000
GRANTOR: TUCCARONE ANGELO A &						
GRANTEE: MEADOWS NANCY M & M						

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	0812	CONCRETE C	0 100	75	3	225.00	SF	4.00	4.00	100	1984	1984	3	44	396	
2	0812	CONCRETE C	0 100	0	0	934.00	SF	4.00	4.00	100	1984	1984	3	44	1,644	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
4	0858	SCULP CONC	0 100	0	0	576.00	SF	13.00	13.00	100	2005	2005	3	96	7,188	
5	0940	SHEDS/PORT	0 100	10	5	50.00	SF	20.10	20.10	100	2002	2002	3	20	201	
TOTALS														11,389		

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	000140	C	SFR GOLF A	100		R1-G	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							