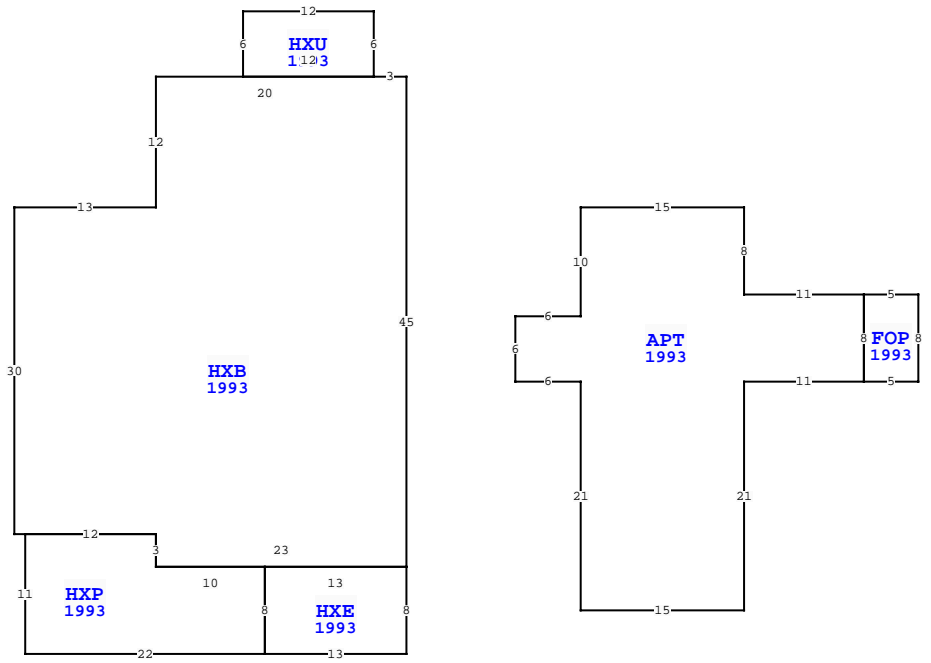


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	14	WD SHINGLE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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			
2700	01	2,303	117.5118	146.89	338,288	1920	2000	0	0	0	11.10	88.90		
1 DUPLEX - 0% - 0 Heated Area: 2187 HX Base Yr														



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		300,738	
TOTAL MARKET OB/XF VALUE		38,249	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		538,987	
SOH/AGL Deduction		89,088	
ASSESSED VALUE		449,899	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		449,899	
TOTAL JUST VALUE		538,987	
NCON VALUE		30,429	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		456,429	

Quality	04	Quality Level 04		
DOR CODE	0800	MULTI-FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	679	100	679	88,667
FOP	40	30	12	1,567
HXB	1,425	100	1,425	186,084
HXE	104	80	83	10,839
HXP	212	30	64	8,357
HXU	72	55	40	5,224
TOTALS	2,532		2,303	300,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0189	REMODEL KITCHEN &		05/12/2023
2022-1901	POOL	35,000	02/08/2022
20071937	DRIVEWAY ON NORTH	1,000	10/12/2007
20052209	REMOVE ALUM. SIDIN	1,000	07/13/2005
20040620	REPLACE FIXTURES	3,000	03/30/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2399/1387	10/09/2020	WD	Q	I	01	535,000
GRANTOR: MARSH ALEEN M						
GRANTEE: M&M NORTHERN PROPER						
2380/0259	2/03/2020	QC	U	I	11	100
GRANTOR: DEVINE JOSEPH L & ALE						
GRANTEE: MARSH ALEEN						

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	0858	SCULP CONC	0	0	35	8	280.00	SF	13.00	13.00	100	2007	2007	3	97	3,531	
2	0810	CONCRETE A	0	0	15	8	120.00	SF	6.50	6.50	100	2007	2007	3	88	686	
3	0858	SCULP CONC	0	0	4	9	36.00	SF	19.50	19.50	100	2007	2007	3	97	681	
4	0858	SCULP CONC	0	0	16	7	112.00	SF	13.00	13.00	100	2007	2007	3	97	1,412	
5	1241	WD DECK G	0	0	36	4	144.00	UT	11.50	11.50	100	2006	2006	3	44	729	
6	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1920	1920	3	20	400	
7	0810	CONCRETE A	0	0	56	2	112.00	SF	6.50	6.50	100	1970	1970	3	21	153	
8	1126	CB/STC 8"	0	0	34	2	68.00	SF	8.00	8.00	100	1920	1920	3	20	109	
9	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	100	2006	2006	3	27	65	
10	1242	WD DECK A	0	0	5	4	20.00	SF	10.00	10.00	100	2006	2006	3	27	54	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	0	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 02/27/2024 BY TWA																													
Total Acres: 0.00										Total Land Value: 200,000					Market: 0					Agricultural: 0					Common: 200,000				

