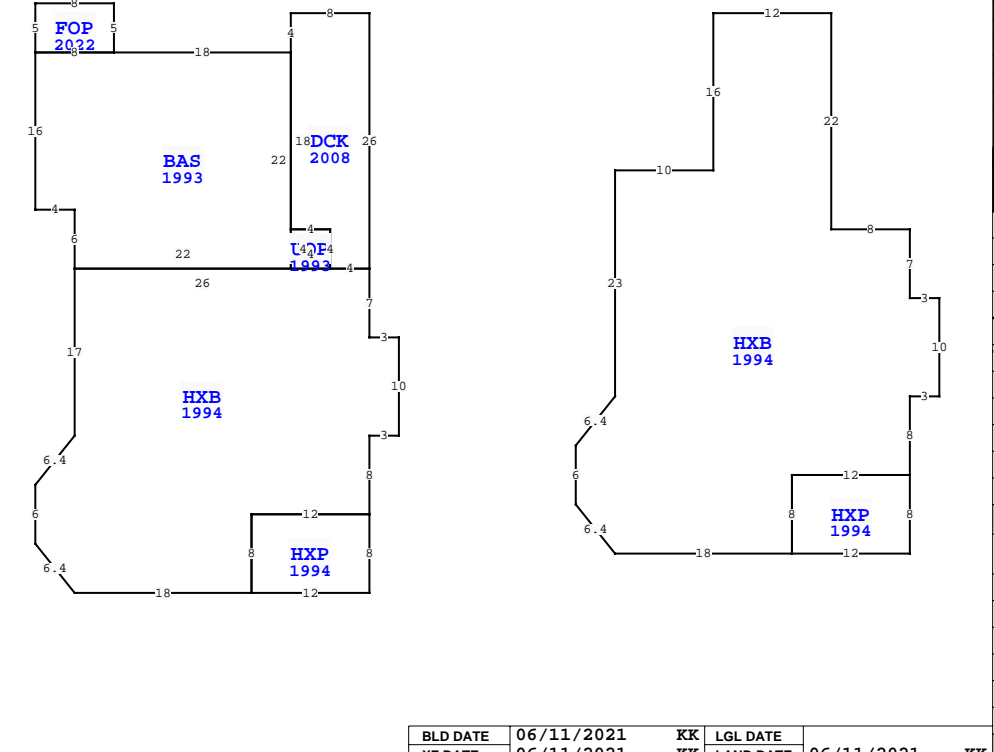


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	03	PLASTER	100
Interior Floo	12	HARDWOOD	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	2	100	
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units	0	100	
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	1200	STORE/OFFICE/RESID	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	548	100	548
DCK	192	10	19
FOP	40	30	12
HXB	968	100	968
HXB	1,292	100	1,292
HXP	96	30	29
HXP	96	30	29
UOP	16	20	3
TOTALS	3,248		2,900
			418,024

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 79.93%	- 2014	500,627	1880	1985	0	0	16.50	83.50
Heated Area: 2808						HX Base Yr 2014					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			418,024
TOTAL MARKET OB/XF VALUE			41,325
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			709,349
SOH/AGL Deduction			178,101
ASSESSED VALUE			531,248
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			481,248
TOTAL JUST VALUE			709,349
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			690,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211252	SWIM POOL	0	06/15/2021
20173475	REPAIR/RRF	10,000	11/07/2017
20140740	KIT/BATH	60,000	04/15/2014
20062395	DEMOLITION	3,000	10/23/2006
20061417	OTHER	3,000	06/22/2006
20012639	REMODEL	600	12/13/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2406/0580	11/03/2020	LE	U	I	11	100
GRANTOR: LONDON DR HAL						
GRANTEE: ADRIAN CATHERINE						
1889/0939	11/15/2013	CT	U	I	18	300,100
GRANTOR: CLERK OF COURT						
GRANTEE: LONDON DR HAL						

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	0810	CONCRETE A	0	100	29	5	SF	6.50	6.50	100	1975	1975	3	26	245	
2	0858	SCULP CONC	0	100	0	0	SF	13.00	13.00	100	2002	2002	3	95	6,299	
3	0504	FP-ELECTRI	0	100	0	0	UT	2,000.00	2,000.00	100	1975	1975	3	36	720	
4	0504	FP-ELECTRI	0	100	0	0	UT	2,000.00	2,000.00	100	1975	1975	3	36	720	
5	0858	SCULP CONC	0	100	4	18	SF	13.00	13.00	100	2002	2002	3	95	889	
6	0858	SCULP CONC	0	100	10	40	SF	13.00	13.00	100	2002	2002	3	95	4,940	
7	0861	POOL GUNIT	0	100	0	0	SF	85.00	85.00	100	2022	2022	3	98	19,992	
8	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2022	2022	3	100	4,440	
9	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2022	2022	3	100	3,080	
TOTALS															41,325	

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	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	50.00	50.00	250,000							