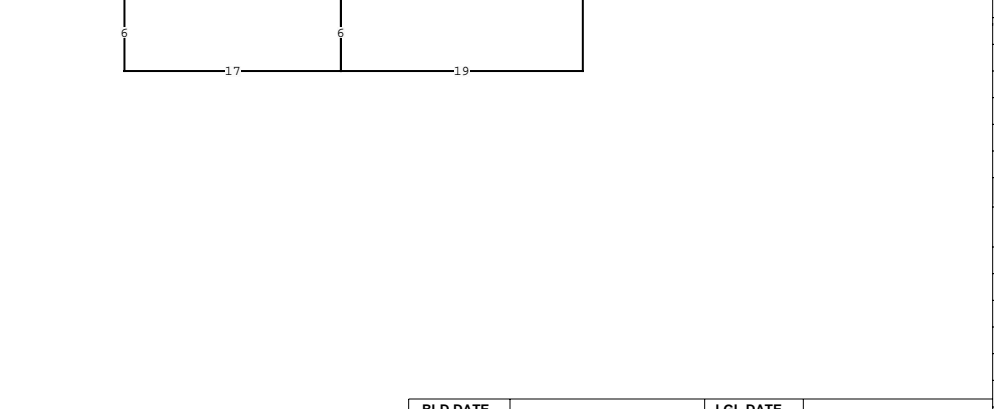


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	1,587	106.6920	133.36	211,642	1949	1995		0	0	14.00	86.00		
1 DUPLEX - 52.11% - 2023 Heated Area: 1502 HX Base Yr 2023														



Quality	03	Quality Level 03		
DOR CODE	0800	MULTI-FAMILY		
MAP NUM		MKT AREA 01		
NEIGHBORHOOD/LOC	1009.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	760	100	760	87,164
HXB	742	100	742	85,100
HXC	257	25	64	7,340
HXP	70	30	21	2,409
TOTALS	1,829		1,587	182,012

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			182,012
TOTAL MARKET OB/XF VALUE			883
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			292,895
SOH/AGL Deduction			8,739
ASSESSED VALUE			284,156
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			234,156
TOTAL JUST VALUE			292,895
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			274,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042375	H/AC	5,000	12/16/2004
20042376	CHNGE SRVC	2,000	12/16/2004
6414	REPAIR/RRF	1,500	03/13/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2578/0587	7/05/2022	WD	U	I	11	100
GRANTOR: POGUE BILLY C & DANEL						
GRANTEE: GRIMALDI ELISA M						
2575/1652	7/05/2022	WD	Q	I	01	287,000
GRANTOR: POGUE BILLY C & DANIE						
GRANTEE: GRIMALDI ELISA 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	0810	CONCRETE A	0	100	0	214.00	SF	6.50	6.50	100	1945	1945	3	20	278	
2	0810	CONCRETE A	0	100	20	140.00	SF	6.50	6.50	100	1970	1970	3	21	191	
3	0810	CONCRETE A	0	100	14	196.00	SF	6.50	6.50	100	1980	1980	3	32.5	414	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		03/18/2024	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS	
APT=[YR=1993] W41 S3 HXB=[YR=1994] W5 HXP=[YR=1993] N5 W14 S5 E14 S W25 S20 E7 S6 E17 HXC=[YR=1993] E19 N19 W11 S13 W8 S6 S N6 E8 N20W2E2 S7 E11 S13 E28 N23 S .	

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	100		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	110,000							