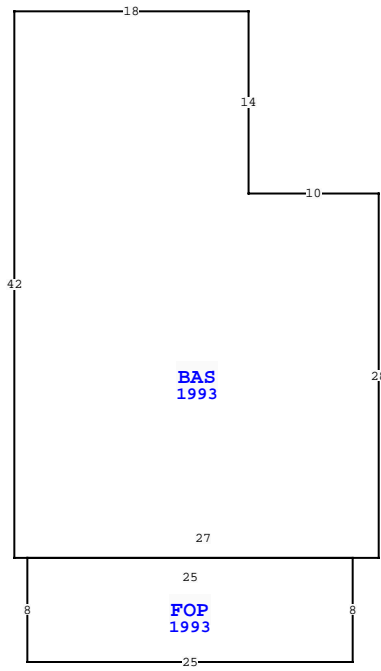




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	07	ASB SHNGLE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		3 100	
Bathrooms		1.5 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	05	DIST 1A 100	
Occupancy	00	NONE 100	
Quality	02	Quality Level 02	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		2001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,036	100	1,036
FOP	200	30	60
			SUBAREA MARKET VALUE
			51,313
			2,972
TOTALS	1,236		1,096
			54,284

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,096	95.6650	90.88	99,604	1947	1947	0	0	45.50	54.50		
1 SINGLE FAM - 0% - 0 Heated Area: 1036 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			54,284
TOTAL MARKET OB/XF VALUE			1,190
TOTAL LAND VALUE - MARKET			84,061
TOTAL MARKET VALUE			139,535
SOH/AGL Deduction			27,598
ASSESSED VALUE			111,937
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			111,937
TOTAL JUST VALUE			139,535
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			137,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2455/1787	4/23/2021	QC	U	I	11	100
GRANTOR: PAPPY'S LLP						
GRANTEE: ISLAND PARK PROPERT						
2455/1778	4/23/2021	SW	Q	I	05	691,000
GRANTOR: PAPPY'S LLP						
GRANTEE: ISLAND PARK PROPERT						

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	0940	SHEDS/PORT	0	0	12	10			30.00	100	1980	1980	3	20	720	
2	0810	CONCRETE A	0	0	14	10	SF	6.50	6.50	100	1947	1947	3	20	182	
3	0350	CARPORT WD	0	0	14	10	SF	9.36	9.36	100	1995	1995	3	20	262	
4	0810	CONCRETE A	0	0	4	5	SF	6.50	6.50	100	1947	1947	3	20	26	
TOTALS														1,190		

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	0	0006	C-1	86.00	230.00	19,779.00	SF		1.00	1.00	1.00	4.25	4.25	84,061							