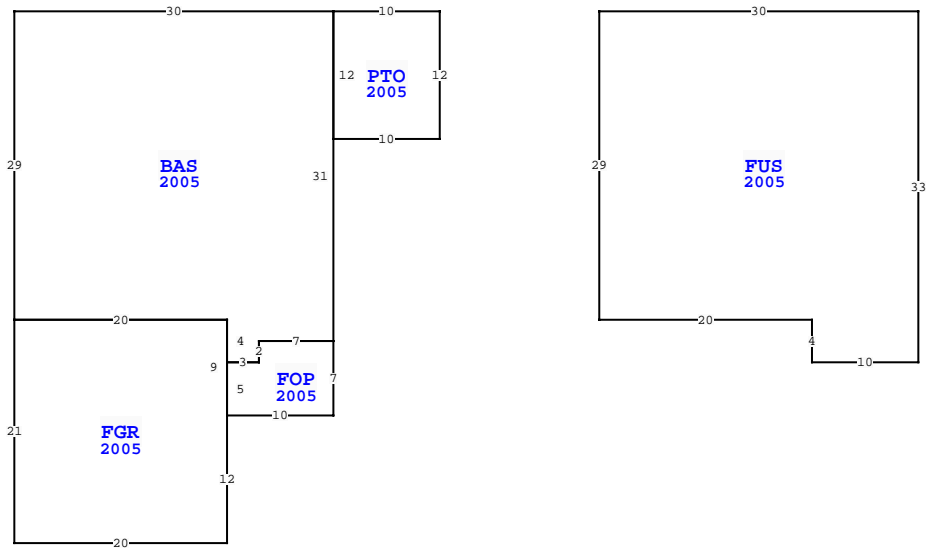




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4044.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	896	100	94,553
FGR	420	55	24,377
FOP	64	30	2,005
FUS	910	100	96,030
PTO	120	5	633
TOTALS	2,410		217,598

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2024								
Heated Area: 1806						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			217,598
TOTAL MARKET OB/XF VALUE			11,354
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			293,952
SOH/AGL Deduction			0
ASSESSED VALUE			293,952
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			293,952
TOTAL JUST VALUE			293,952
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			302,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12766	NEW CONSTR	0	12/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2635/868	4/28/2023	WD	Q	I	01	350,000
GRANTOR: BOND JOHN C TRUST						
GRANTEE: BAKER PATRICIA DAWS						
2275/0809	5/10/2019	QC	U	I	11	100
GRANTOR: BOND JOHN C						
GRANTEE: BOND JOHN C TRUST						

BLD DATE		03/03/2023	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	
PTO=[YR=2005] W10 BAS=[YR=2005] W30 S29 FGR=[YR=2005] S21 E20 N12 FOP=[YR=2005] E10 N7 W7 S2 W3 S5\$ N9 W20\$ E20 S4 E3 N2 E7 N31\$ S12 E10 N12\$ PTR=E15 FUS=[YR=2005] E30 S33 W10 N4 W20 N29\$ W15\$.	

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	0	0	0	444.00	SF	6.50	6.50	100	2005	2005	3	86	2,482	
2	0811	CONCRETE B	0	0	0	0	949.00	SF	5.20	5.20	100	2019	2019	3	98	4,836	
3	0470	VNVL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	95	570	
4	0476	VF 6 SBPL	0	0	0	0	114.00	LF	32.00	32.00	100	2019	2019	3	95	3,466	

LAND DESCRIPTION		TOTAL OB/XF															11,354							
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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000						