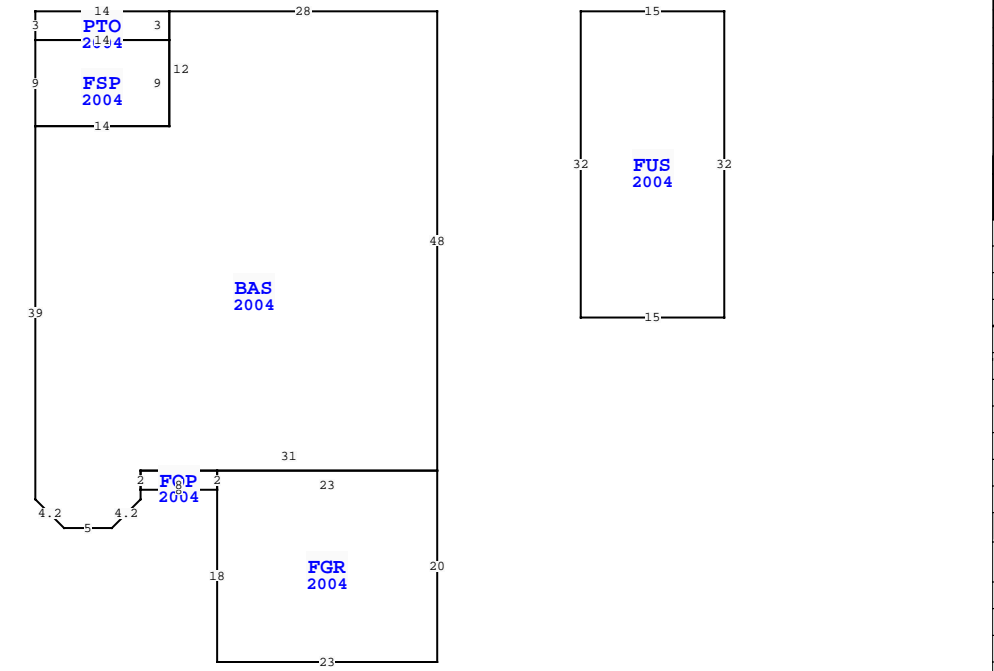


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	16	WD FR STUC 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	1.5	1.5 100	
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	TOT ADJ AREA
BAS	1,905	100	1,905
FGR	460	55	253
FOP	16	30	5
FSP	126	40	50
FUS	480	100	480
PTO	42	5	2
TOTALS	3,029		2,695

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2022		Heated Area: 2385					HX Base Yr 2022	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			285,844
TOTAL MARKET OB/XF VALUE			5,884
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			356,728
SOH/AGL Deduction			44,897
ASSESSED VALUE			311,831
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			261,831
TOTAL JUST VALUE			356,728
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			368,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412400	NEW CONSTR	161,836	03/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2431/0152	2/03/2021	WD	Q	I	01	277,500
GRANTOR: ACKERMAN DEBRA J						
GRANTEE: BECKER BENJAMIN P &						
1910/1980	3/20/2014	SW	Q	I	02	197,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: ACKERMAN DEBRA J						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2004] W28 PTO=[YR=2004] W14 S3 FSP=[YR=2004] S9 E14 N9 W14 \$ E14 N3 \$ S12 W14 S39 D3 R3 E5 U3 R3 N1 FOP=[YR=2004] E8 FGR=[YR=2004] S18 E23 N20 W23 S2 \$ N2 W8 S2 \$ N2 E31 N48 \$ PTR= E15 FUS=[YR=2004] E15 S32 W15 N32 \$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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0811	CONCRETE B	0	100	0	642.00	SF	5.20	5.20	100	2004	2004	3	84	2,804	
<b>TOTAL OB/XF</b> 5,884																

LAND DESCRIPTION		TOTAL OB/XF														5,884								
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	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							