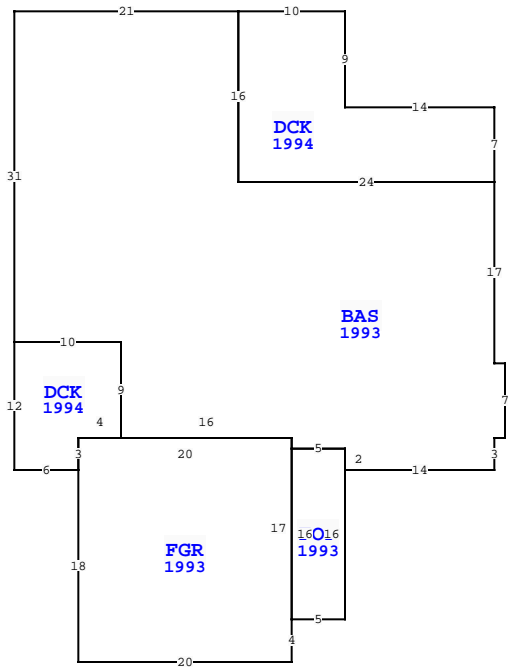


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	12	HARDWOOD	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,380	100	1,380
DCK	108	10	11
DCK	258	10	26
FGR	420	55	231
FOP	80	30	24
TOTALS	2,246		1,672
			297,426

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 0%	- 0	Heated Area: 1380		HX	Base Yr			



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE			297,426
TOTAL MARKET OB/XF VALUE			3,106
TOTAL LAND VALUE - MARKET			450,000
TOTAL MARKET VALUE			750,532
SOH/AGL Deduction			228,595
ASSESSED VALUE			521,937
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			521,937
TOTAL JUST VALUE			750,532
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			637,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2260/1111	3/11/2019	WD	Q	I	02	470,000
GRANTOR: FOX LEONARD JR & DEBO						
GRANTEE: FERRIELL ANN C & A						
2199/1907	5/30/2018	WD	Q	I	02	435,000
GRANTOR: CANTOR DONALD C & C D						
GRANTEE: FOX LEONARD JR & DE						

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	0	0	600.00	SF	6.50	6.50	100	1984	1984	3	44	1,716	
2	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	56	1,120	
3	0850	PEBBLE WLK	0	0	0	156.00	SF	3.50	3.50	100	1986	1986	3	49.5	270	
<b>TOTAL OB/XF</b>															3,106	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2024	MLU

BUILDING NOTES	
DCK=[YR=1994] W14 N9 W10 BAS=[YR=1993] W21 S31 DCK=[YR=1994] S12 E6 FGR=[YR=1993] S18 E20 N4 FOP=[YR=1993] E5 N16 W5 S16\$ N17 W20 S3\$ N3 E4 N9 W10\$ E10 S9 E16 S1 E5 S2 E14 N3 E1 N7 W1 N17 W24 N16\$ S16 E24 N7\$.	

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	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	450,000.00	450,000.00	450,000							