



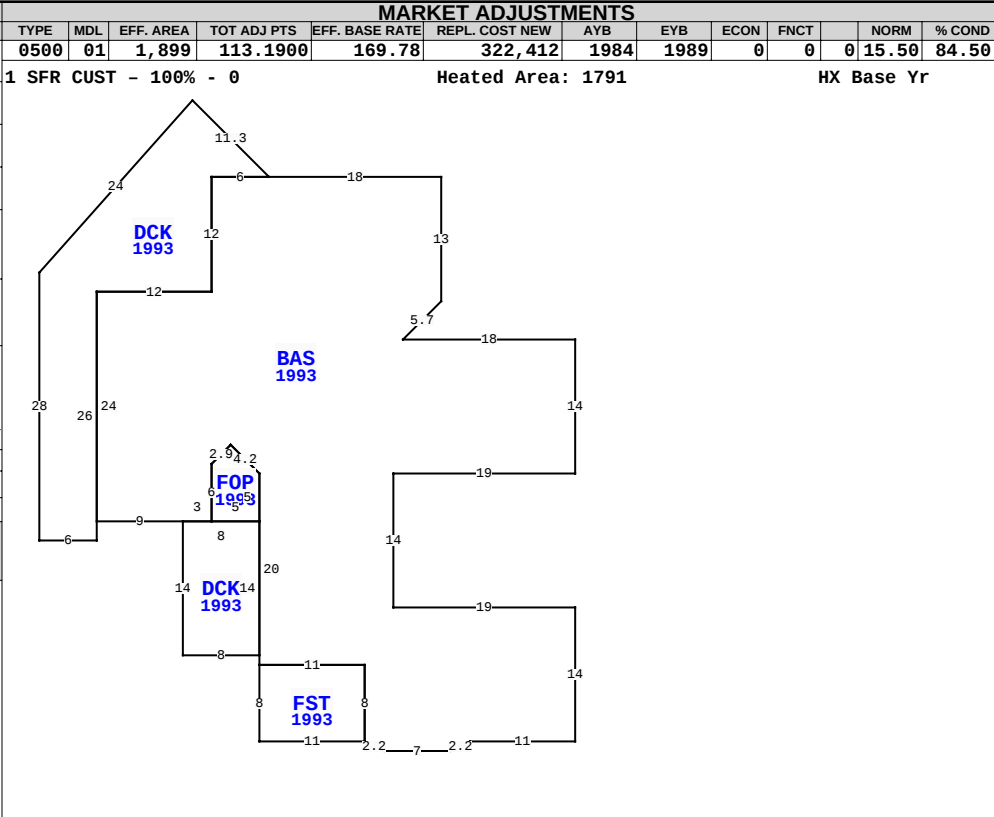
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	SUBAREA MARKET VALUE
BAS	1,791	100	1,791	256,944
DCK	112	10	11	1,578
DCK	388	10	39	5,595
FOP	34	30	10	1,435
FST	88	55	48	6,886

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	56	1,120	
2	0811	CONCRETE B	0 100	30	18	664.00	SF	5.20	5.20	100	1984	1984	3	44	1,519	
3	0850	PEBBLE WLK	0 100	0	0	375.00	SF	3.50	3.50	100	1984	1984	3	44	578	
4	1126	CB/STC 8"	0 100	0	0	474.00	SF	8.00	8.00	100	1984	1984	3	44	1,668	
5	0443	STK FNC 6'	0 100	0	0	10.00	LF	13.00	13.00	100	1984	1984	3	20	26	
6	1076	TRELLIS A	0 100	12	6	72.00	SF	7.50	7.50	100	1984	1984	3	20	108	

LAND DESCRIPTION			TOTAL OB/XF 5,019													
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
1	000140	C	SFR GOLF A	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	650,000.00	585,000.00



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

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	56	1,120	
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	5
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 5			Tax Dist:
BUILDING MARKET VALUE		272,438			
TOTAL MARKET OB/XF VALUE		5,019			
TOTAL LAND VALUE - MARKET		585,000			
TOTAL MARKET VALUE		862,457			
SOH/AGL Deduction		597,988			
ASSESSED VALUE		264,469			
TOTAL EXEMPTION VALUE		55,000			HX HB WX
BASE TAXABLE VALUE		209,469			
TOTAL JUST VALUE		862,457			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		804,913			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2595/1700	10/05/2022	LE	U	I	11	100	
GRANTOR: TIPPETTS MARION H							
GRANTEE: TIPPETTS WENDY HAME							
0502/0990	11/01/1986	WD	U	I		240,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES																
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BUILDING DIMENSIONS
BAS=[YR=1993] W18 U4 R4 N13 W18 DCK=[YR=1993] U8 L8 D18 L16 S28 E6 N26 E12 N12 E6\$ W6 S12 W12 S24 E9 DCK=[YR=1993] S14 E8 N14 FOP=[YR=1993] N5 U3 L3 D2 L2 S6 E5 \$ W8\$ E3 N6 U2 R2 D3 R3 S20 FST=[YR=1993] S8E11N8W11\$ E11S8 D1 R2 E7 U1 R2 E11 N14 W19 N14 E19 N14\$.