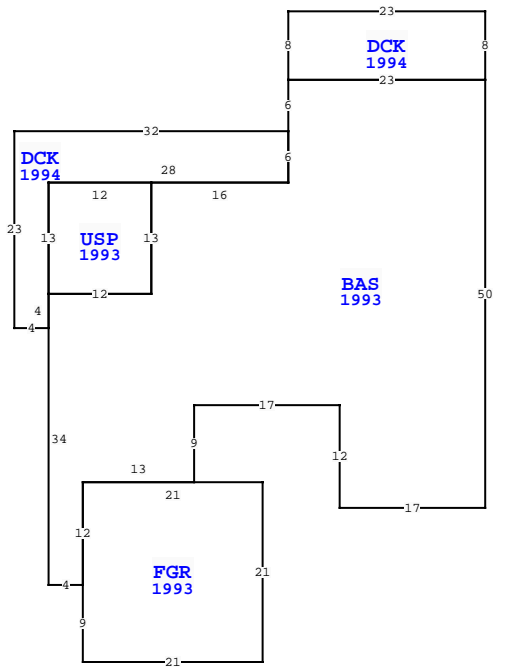


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100
Quality	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	1,851 100 1,851 272,644
DCK	184 10 18 2,651
DCK	260 10 26 3,830
FGR	441 55 243 35,792
USP	156 30 47 6,923
TOTALS	2,892 2,185 321,841

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 100%	- 2022							
Heated Area: 1851						HX Base Yr 2022					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	5
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 5	Tax Dist:		
BUILDING MARKET VALUE			321,841
TOTAL MARKET OB/XF VALUE			2,279
TOTAL LAND VALUE - MARKET			500,000
TOTAL MARKET VALUE			824,120
SOH/AGL Deduction			262,761
ASSESSED VALUE			561,359
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			511,359
TOTAL JUST VALUE			824,120
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			759,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2556/0307	4/12/2022	WD	U	I	11	100
GRANTOR: STEIN JAY M						
GRANTEE: STEIN JAY M REVOCAB						
2555/1273	4/12/2022	WD	U	I	11	100
GRANTOR: STEIN PHILLIPS LIVING						
GRANTEE: STEIN JAY M						

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	0811	CONCRETE B	0	100	0	0			587.00	SF	5.20	1980	1980	3	32.5	992
2	0504	FP-ELECTRI	0	100	0	0			1.00	UT	2,000.00	1980	1980	3	46.5	930
3	0850	PEBBLE WLK	0	100	0	0			314.00	SF	3.50	1980	1980	3	32.5	357

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			RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							

BUILDING NOTES	

BUILDING DIMENSIONS	
DCK=[YR=1994] W23 S8 BAS=[YR=1993] S6 DCK=[YR=1994] W32 S23 E4 N4 USP=[YR=1993] E12 N13 W12 S13\$ N13 E28 N6\$ S6 W16 S13 W12 S34 E4 FGR=[YR=1993] S9 E21 N21 W21 S12\$ N12 E13 N9 E17 S12 E17 N50 W23\$ E23 N8\$.	