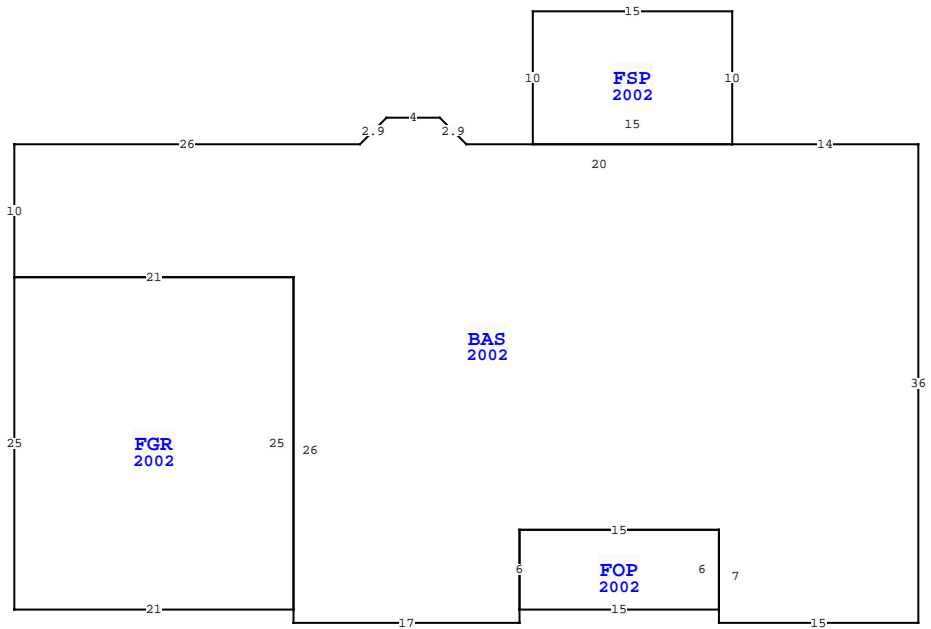


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	06	DIST 1D	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,809	100	1,809
FGR	525	55	289
FOP	90	30	27
FSP	150	40	60
TOTALS	2,574		2,185
			267,672

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,185	106.8200	133.52	291,741	2002	2012	0	0	8.25	91.75
1 SNGL FAM - 100% - 2023 Heated Area: 1809 HX Base Yr 2023											



NASSAU COUNTY PROPERTY				PAGE 1 of 1	6	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 6		Tax Dist:				
BUILDING MARKET VALUE		267,672				
TOTAL MARKET OB/XF VALUE		5,661				
TOTAL LAND VALUE - MARKET		38,500				
TOTAL MARKET VALUE		311,833				
SOH/AGL Deduction		0				
ASSESSED VALUE		311,833				
TOTAL EXEMPTION VALUE		HX HB 50,000				
BASE TAXABLE VALUE		261,833				
TOTAL JUST VALUE		311,833				
NCON VALUE		0				
INCOME VALUE		0				
PREVIOUS YEAR MKT VALUE		306,251				
EYB ADJSTD FOR NEW METAL ROOF + BATH REMODELING (P						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
23003187	REPAIR/RRF	15,000	03/10/2023			
E11854	CHNGE SRVC	0	10/01/2003			
E10099	NEW CONSTR	3,000	07/01/2002			
B9796	NEW CONSTR	129,069	06/01/2002			
R4194	REPAIR/RRF	6,000	06/01/2002			
M951372	H/AC	900	12/01/1995			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/0981	6/27/2022	WD Q	Q	I	01	405,000
GRANTOR: LEE MATTHEW B & MELOD						
GRANTEE: GALLEGOS PRISCILA C						
2005/1227	9/28/2015	WD Q	Q	I	01	200,000
GRANTOR: WITCHER DELORES E						
GRANTEE: LEE MATTHEW B & MEL						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2002;ORIG=0,0] W14 W20 U2L2 W4 D2L2 W26 S10 E21 S26						
E17 N1 N6 E15 S7 E15 N36 \$						
FGR=[YR=2002;ORIG=-68,10] S25 E21 N25 W21 \$						
FSP=[YR=2002;ORIG=-14,0] N10 W15 S10 E15 \$						
FOP=[YR=2002;ORIG=-30,35] E15 N6 W15 S6 \$						

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	0812	CONCRETE C	0	100	0	0		4.00	100	2002	2002	3	82	5,661	

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	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	0006	OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	35,000.00	35,000.00	38,500							