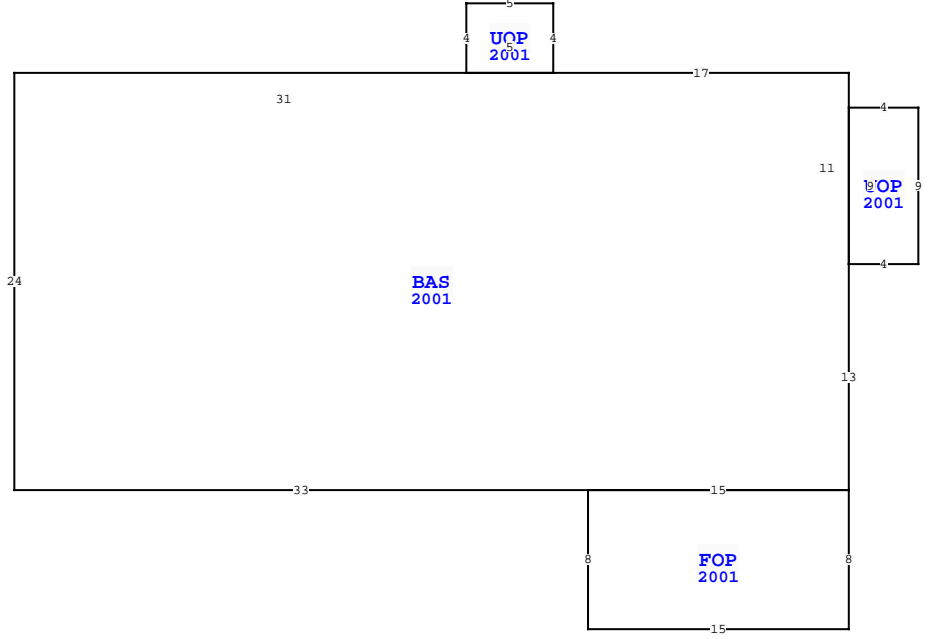




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	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	1,152	100	1,152
FOP	120	30	36
UOP	20	20	4
UOP	36	20	7
TOTALS	1,328		1,199
			173,569

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,199	121.9000	152.38	182,704	2001	2012	0	0	5.00	95.00	
1 SNGL FAM - 100% - 2019 Heated Area: 1152 HX Base Yr 2019												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		173,569	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		208,569	
SOH/AGL Deduction		68,965	
ASSESSED VALUE		139,604	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		89,604	
TOTAL JUST VALUE		208,569	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		200,756	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B000761	NEW CONSTR	68,400	10/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2194/0191	5/04/2018	WD	Q	I	01	146,800
GRANTOR: PROPPER LOREN RAY & T						
GRANTEE: COXWELL ELI S & SAM						
1899/0154	12/21/2013	QC	U	I	11	59,000
GRANTOR: GREEN TREE SERVICING						
GRANTEE: PROPPER LOREN RAY						

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2001] W17 UOP=[YR=2001] N4 W5 S4 E5 \$ W31 S24 E33									
FOP=[YR=2001] S8 E15 N8 W15 \$ E15 N13 UOP=[YR=2001] E4 N9									
W4 S9 \$ N11 \$ .									

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							