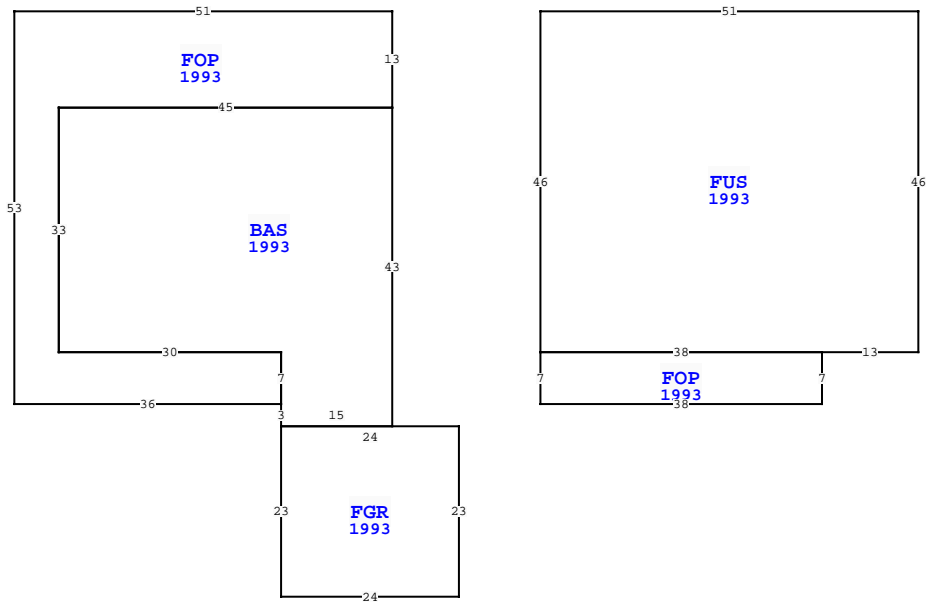


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	90
Interior Wall	06	CUST PANEL	10
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3.5	100	
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units	0	100	
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1059.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,635	100	1,635
FGR	552	55	304
FOP	266	30	80
FOP	1,113	30	334
FUS	2,346	100	2,346
			SUBAREA MARKET VALUE
			200,791
			37,334
			9,824
			41,018
			288,108
TOTALS	5,912		4,699
			577,075

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	4,699	96.3200	144.48	678,912	1993	1993	0	0	0	15.00	85.00
1 SFR CUST - 100% - 2017 Heated Area: 3981 HX Base Yr 2017												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			577,075
TOTAL MARKET OB/XF VALUE			26,709
TOTAL LAND VALUE - MARKET			602,733
TOTAL MARKET VALUE			1,206,517
SOH/AGL Deduction			437,732
ASSESSED VALUE			768,785
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			718,785
TOTAL JUST VALUE			1,206,517
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,142,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121511	ROOF	8,000	07/26/2012
20121430	WTR HTR	215	07/18/2012
20121405	GAS	395	07/16/2012
20101133	H/AC	6,000	07/13/2010
20071671	REPAIR/RRF	2,200	09/05/2007
B041209	XFOB	10,000	06/30/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1782/1925	3/07/2012	TD	U	I	37	500,000
GRANTOR: CONNOR SUSAN C TRUSTE						
GRANTEE: COWLES HENRY T						
1615/0050	4/08/2009	QC	U	I	30	100
GRANTOR: CONNOR SUSAN C						
GRANTEE: CONNOR SUSAN C TRUS						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	0	2,457.00	SF	4.00	4.00	100	1993
2	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	1993
3	0858	SCULP CONC	0	100	0	0	241.00	SF	13.00	13.00	100	1993
4	0861	POOL GUNIT	0	100	0	0	412.00	SF	85.00	85.00	100	1993
5	0845	KOOL DECK	0	100	0	0	776.00	SF	7.25	7.25	100	1993
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1993
7	0911	SCRN RM A	0	100	50	23	1,150.00	SF	17.50	17.50	100	2004
8	0479	VF PICKET	0	100	0	0	155.00	LF	10.00	10.00	100	2006
9	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2006
10	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/20/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=1993] W51 S53 E36 BAS=[YR=1993] S3 FGR=[YR=1993] S23 E24 N23 W24\$ E15 N43 W45 S33 E30 S7\$ N7 W30 N33 E45 N13\$ PTR=E20 FUS=[YR=1993] E51 S46 W13 FOP=[YR=1993] S7 W38 N7 E38\$ W38 N46\$ W20\$.	

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		R-1	75.00	285.00	75.00	FF	1	1.22	1.00	1.30	6,200.00	8,036.44	602,733								