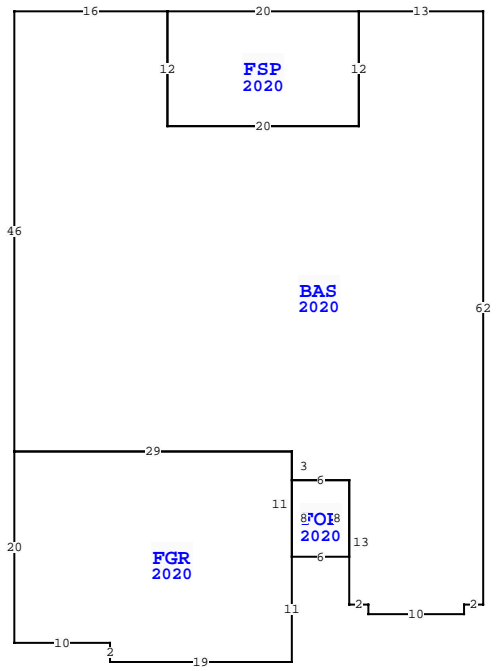


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,266	100	2,266
FGR	618	55	340
FOP	48	30	14
FSP	240	40	96
TOTALS	3,172		2,716
			298,945

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,716	117.0288	111.18	301,965	2020	2020	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2024 Heated Area: 2266 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			298,945
TOTAL MARKET OB/XF VALUE			17,919
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			391,864
SOH/AGL Deduction			125,958
ASSESSED VALUE			265,906
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			215,906
TOTAL JUST VALUE			391,864
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			378,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010198	CO ISSUED	0	10/23/2020
20000139	NEW CONSTR	314,132	01/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2686/1859	12/02/2023	WD	U	I	11	100
GRANTOR: GIEMSCH CLAUDIA B						
GRANTEE: GIEMSCH CLAUDIA B T						
2634/881	4/28/2023	WD	Q	I	02	540,000
GRANTOR: DIXON DEAN STEWART &						
GRANTEE: GIEMSCH CLAUDIA B						

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	0855	CONC PAVER	0	100	0	850.00	UT	10.00	10.00	100	2020	2020	3	99	8,415	
2	0462	ST/AL FNC	0	100	0	960.00	SF	10.00	10.00	100	2020	2020	3	93	8,928	
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2020	2020	3	96	576	
TOTALS															17,919	

LAND DESCRIPTION																								
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							