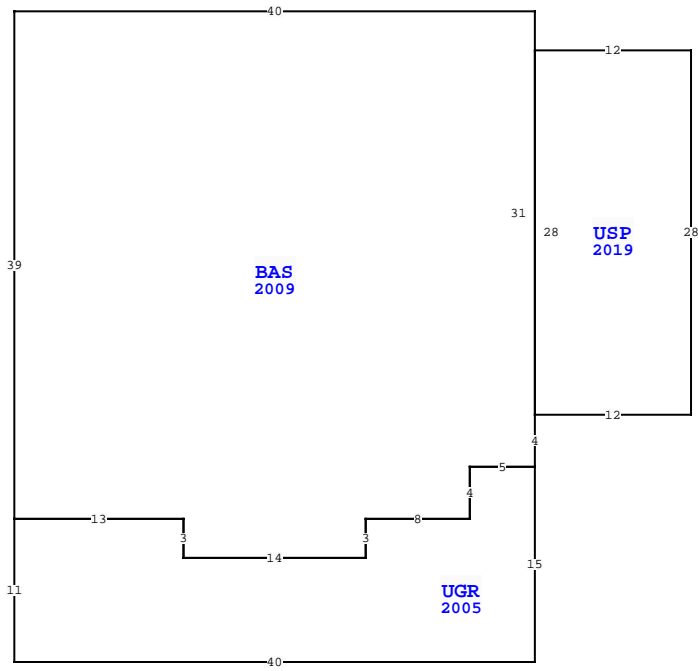


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	05	STEEL 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	01	Quality Level 01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,582	100	1,582
UGR	418	45	188
USP	336	30	101
TOTALS	2,336		1,871
			198,764

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,871	88.9938	111.24	208,130	2004	2014	0	0	4.50	95.50	
2 SNGL FAM - 100% - 2022 Heated Area: 1582 HX Base Yr 2022												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		198,764	
TOTAL MARKET OB/XF VALUE		13,413	
TOTAL LAND VALUE - MARKET		81,750	
TOTAL MARKET VALUE		293,927	
SOH/AGL Deduction		22,662	
ASSESSED VALUE		271,265	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		221,265	
TOTAL JUST VALUE		293,927	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		272,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14324	ELEC OTHER	0	02/01/2005
MH4534	MECH OTHER	0	02/01/2005
M09347	MECH OTHER	0	02/01/2005
P09007	OTHER	0	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2498/1379	9/17/2021	WD Q	Q	I	01	265,000
GRANTOR: CONNER ERIC & RENNA						
GRANTEE: MARKUM BRANDON J						
2169/0610	12/28/2017	TD U	U	I	37	65,000
GRANTOR: JOHNSON SAMUEL EDWARD						
GRANTEE: CONNER ERIC & RENNA						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/16/2023	MLU

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	730.00	SF	5.20	5.20	100	2004	2004	3	84	3,189	
2	0351	CARPOT MT	0	100	30	720.00	SF	10.00	10.00	100	2018	2018	3	82	5,904	
3	0351	CARPOT MT	0	100	30	480.00	SF	10.00	10.00	100	2020	2020	3	90	4,320	

BUILDING NOTES	
BAS=[YR=2009] W40 S39 UGR=[YR=2005] S11 E40 N15 W5 S4 W8 S3 W14 N3 W13 \$ E13 S3 E14 N3 E8 N4 E5 N4 USP=[YR=2019] E12 N28 W12 S28\$ N31\$.	

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	0004	OR	0.00	0.00	3.27	AC		1.00	1.00	1.00	25,000.00	25,000.00	81,750							