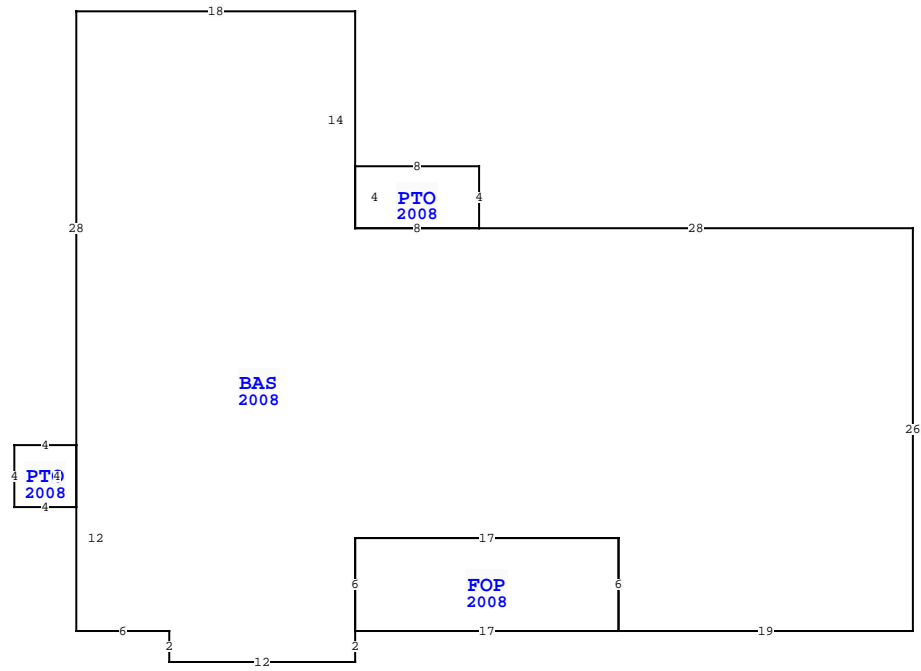


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		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		8010.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,578	100	1,578
FOP	102	30	31
PTO	16	5	1
PTO	32	5	2
TOTALS	1,728		1,612
			217,680

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,612	113.1180	141.40	227,937	2008	2013	0	0	4.50	95.50		
1 SNGL FAM - 0% - 0 Heated Area: 1578 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		217,680	
TOTAL MARKET OB/XF VALUE		13,315	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		285,995	
SOH/AGL Deduction		30,881	
ASSESSED VALUE		255,114	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		255,114	
TOTAL JUST VALUE		285,995	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		268,894	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13621	MECH OTHER	0	02/01/2008
P12924	OTHER	0	01/01/2008
E20282	ELEC OTHER	2,000	12/01/2007
C20798	CO ISSUED	0	11/01/2007
R10884	REPAIR/RRF	3,000	11/01/2007
B20798	NEW CONSTR	130,000	11/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2711/698	5/07/2024	WD	Q	I	01	342,900
GRANTOR: LARKIN JACLYN D						
GRANTEE: OPENDOOR PROPERTY T						
2460/1167	4/23/2021	WD	Q	I	01	299,200
GRANTOR: FOWLER CHRIS & VICTOR						
GRANTEE: LARKIN JACLYN D & J						

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	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	92	1,840	
2	0810	CONCRETE A	0	0	0	378.00	SF	6.50	6.50	100	2008	2008	3	89	2,187	
3	0940	SHEDS/PORT	0	0	30	12	SF	30.00	30.00	100	2019	2019	3	86	9,288	
TOTALS														13,315		

BLD DATE		12/10/2008	DJ	LGL DATE	04/04/2024	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2008] W28 PTO=[YR=2008] N4 W8 S4 E8\$ W8 N14 W18 S28 PTO=[YR=2008] W4 S4 E4 N4\$ S12 E6 S2 E12 N2 FOP=[YR=2008] E17 N6 W17 S6\$ N6 E17 S6 E19 N26\$.	

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							