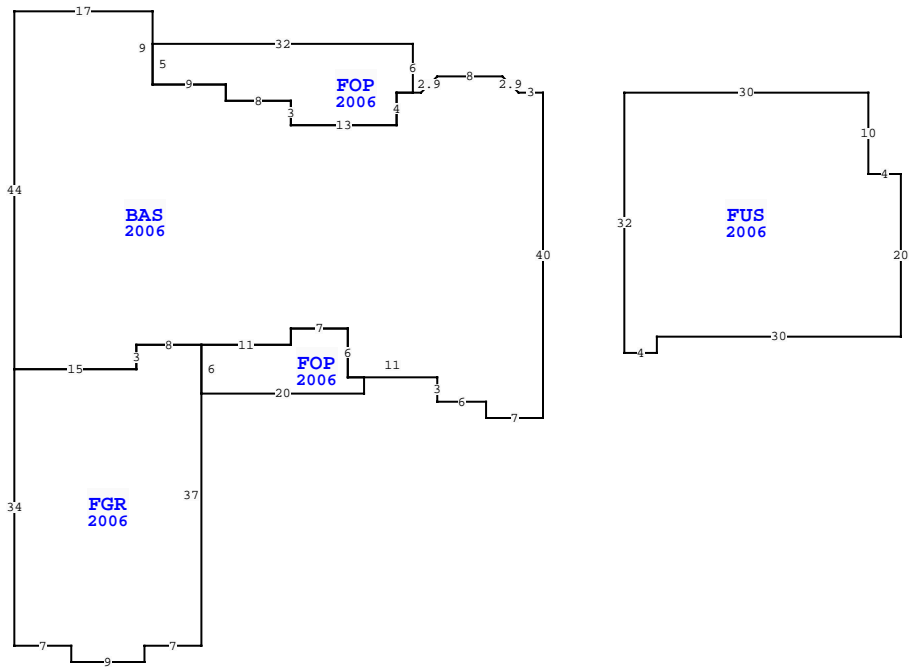


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,334	100	2,334
FGR	824	55	453
FOP	126	30	38
FOP	243	30	73
FUS	988	100	988
TOTALS	4,515		3,886
			452,426

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,886	101.7900	127.24	494,455	2006	2006	0	0	8.50	91.50
1 SNGL FAM - 100% - 2024 Heated Area: 3322 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		452,426	
TOTAL MARKET OB/XF VALUE		11,633	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		629,059	
SOH/AGL Deduction		220,737	
ASSESSED VALUE		408,322	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		358,322	
TOTAL JUST VALUE		629,059	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		645,336	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001065	10 X 30 SCREEN RO	12,000	01/29/2024
B2103786	(1) DOOR	4,106	03/29/2021
M11920	H/AC	0	08/01/2006
C17679	CO ISSUED	0	05/01/2006
R09232	REPAIR/RRF	4,000	05/01/2006
B0617679	NEW CONSTR	245,954	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/32	4/13/2023	WD	Q	I	02	750,000
GRANTOR: WIDDOWSON EDWARD J						
GRANTEE: COMISKY JAMES I & A						
2489/0004	8/16/2021	WD	Q	I	02	685,000
GRANTOR: BENNER DARRELL & PATR						
GRANTEE: WIDDOWSON EDWARD 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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0810	CONCRETE A	0	100	0	1,500.00	SF	6.50	6.50	100	2006	2006	3	87	8,483	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/18/2024	MLU

BUILDING NOTES																			
BUILDING DIMENSIONS																			
BAS=[YR=2006] W3 U2 L2 W8 D2 L2 W1 FOP=[YR=2006] N6 W32 S5E9S2E8S3E13N4 E2\$ W2S4W13N3W8N2W9N9W17S44 FGR=[YR=2006] S34 E7S2E9N2E7 N37W8S3 W15\$ E15N3E8FOP=[YR=2006] S6E20N2W2 N6W7S2W11\$ E11N2E7S6E11 S3 E6 S2E7 N40\$ PTR= E10 FUS=[YR=2006] S32 E4 N2 E30 N20 W4 N10 W30\$ W10\$ .																			

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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							