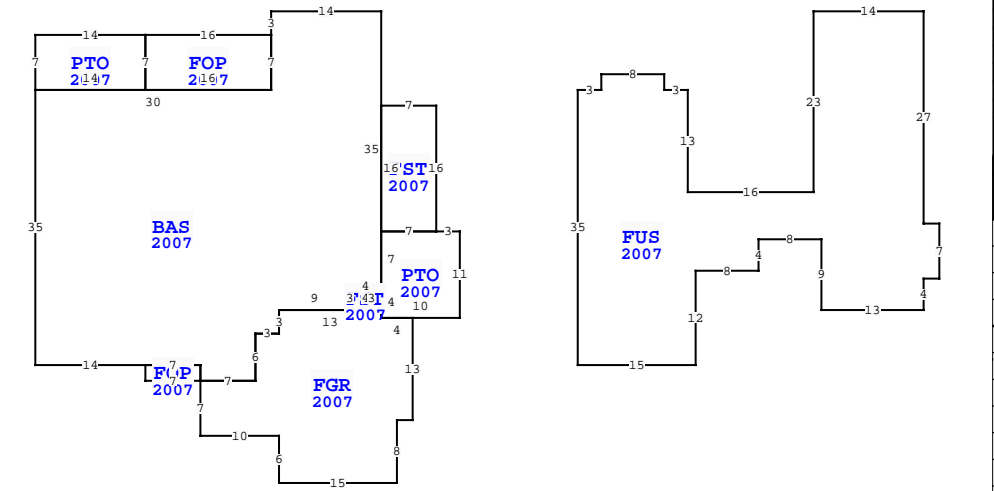


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	04
NEIGHBORHOOD/LOC	4042.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,579	100	1,579
FGR	442	55	243
FOP	14	30	4
FOP	112	30	34
FST	12	55	7
FST	112	55	62
FUS	1,187	100	1,187
PTO	98	5	5
PTO	110	5	6
TOTALS	3,666		3,127
			380,462

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	3,127	105.8000	132.25	413,546	2007	2007	0	0	0	8.00	92.00		
1 SNGL FAM - 100% - 2015 Heated Area: 2766 HX Base Yr 2015														



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			380,462
TOTAL MARKET OB/XF VALUE			12,203
TOTAL LAND VALUE - MARKET			115,000
TOTAL MARKET VALUE			507,665
SOH/AGL Deduction			158,131
ASSESSED VALUE			349,534
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			299,534
TOTAL JUST VALUE			507,665
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			508,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17662	CO ISSUED	0	05/01/2006
B17662	NEW CONSTR	0	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1852/0899	4/11/2013	WD Q	Q	I	02	300,000

GRANTOR: PRIVATE QUARTERS ACQU
GRANTEE: SELLERS BENJAMIN L
1820/0285 10/15/2012 QC U I 11 10,000
GRANTOR: SINGER IRIS B
GRANTEE: PRIVATE QUARTERS AC

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	100	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
2	0812	CONCRETE C	0	100	0	2,531.00	SF	4.00	4.00	100	2006	2006	3	87	8,808	
3	1126	CB/STC 8"	0	100	9	36.00	SF	8.00	8.00	100	2006	2006	3	87	251	
4	1075	TRELLIS G	0	100	10	80.00	SF	35.00	35.00	100	2007	2007	3	48	1,344	

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

BUILDING DIMENSIONS
BAS=[YR=2007] W14S3FOP=[YR=2007] W16 PTO=[YR=2007] W14S7E14N7S7E16N7S7 W30S35E14FOP=[YR=2007] S2E7N2W7S7E7S2 FGR=[YR=2007] S7E10S6E15N8E2N13W4N1 W13S3W3S6W7S7E7N6E3N3E9FST=[YR=2007] E4N3W4S3N3E4PTO=[YR=2007] S4E10N11 W3FST=[YR=2007] N16W7S16E7S7W7S7N35S PTR=E25S10 FUS=[YR=2007] S35E15N12E8 N4E8S9E13N4E2N7W2N27W14S23W16 N13W3N2W8S2W3S N10W25S.

LAND DESCRIPTION																							
TOTAL OB/XF 12,203																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	115,000.00	115,000.00	115,000							