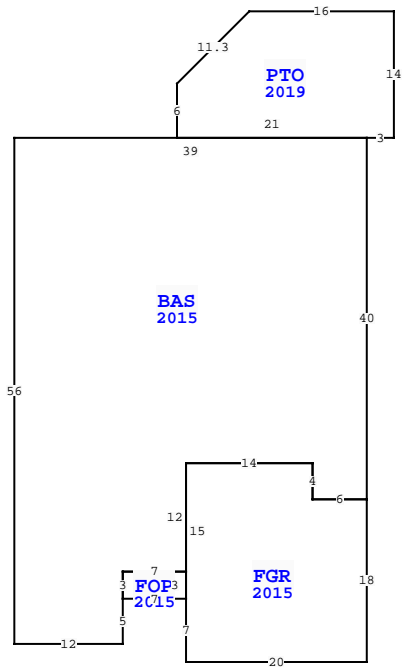


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	4144.0100	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,752	100
FGR	416	55
FOP	21	30
PTO	304	5
TOTALS	2,493	2,002

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
0100	01	2,002	113.6016	107.92	216,056	2015	2015	0	0	0	3.50	96.50			
1 SINGLE FAM - 0% - 2023 Heated Area: 1752 HX Base Yr															



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			208,494
TOTAL MARKET OB/XF VALUE			14,028
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			297,522
SOH/AGL Deduction			0
ASSESSED VALUE			297,522
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			297,522
TOTAL JUST VALUE			297,522
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			288,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530152	NEW CONSTR	213,906	03/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/0385	3/07/2022	WD Q	Q	I	02	285,000
GRANTOR: HEITZMAN AARON C & SA						
GRANTEE: NELL BROC E & LACEY						
2273/1581	4/19/2019	WD Q	Q	I	02	225,000
GRANTOR: STOCKDALE MICHAEL A &						
GRANTEE: HEITZMAN AARON C &						

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	0810	CONCRETE A	0	0	0	0	818.00	SF	6.50	6.50	100	2015	2015	3	95	5,051	
2	0810	CONCRETE A	0	0	0	0	42.00	SF	6.50	6.50	100	2015	2015	3	95	259	
3	0855	CONC PAVER	0	0	0	0	445.00	SF	10.00	10.00	100	2016	2016	3	96	4,272	
4	0476	VF 6 SBPL	0	0	0	0	145.00	LF	32.00	32.00	100	2016	2016	3	90	4,176	
5	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270	

BUILDING NOTES			

BUILDING DIMENSIONS			
PTO=[YR=2019] E3 N14 W16 D8 L8 S6 E21\$ BAS=[YR=2015] W39 S56 E12 N5 FOP=[YR=2015] E7 FGR=[YR=2015] S7 E20 N18 W6 N4 W14 S15\$ N3 W7 S3\$ N3 E7 N12 E14 S4 E6 N40\$.			

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