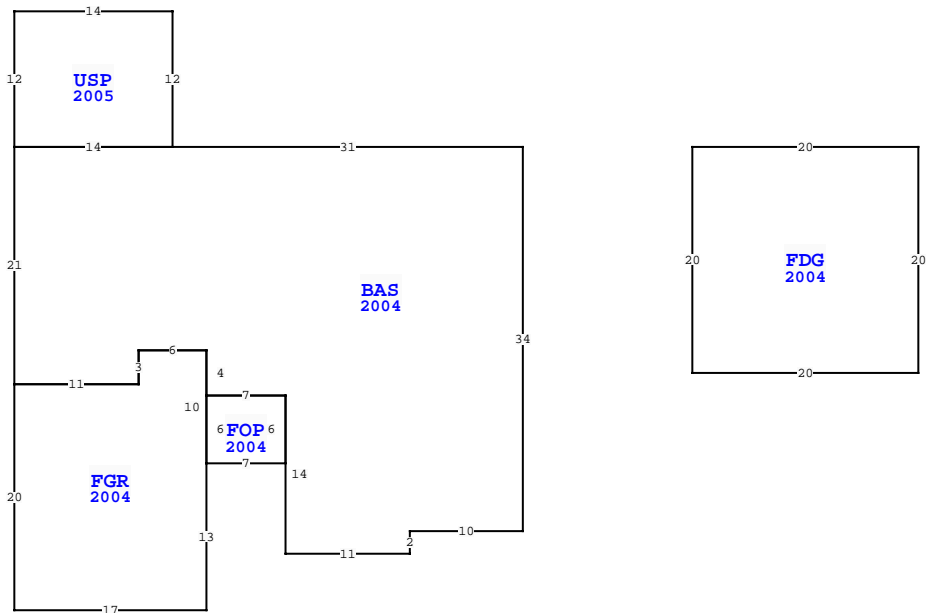


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	13	LVT/LAMNT	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	07
NEIGHBORHOOD/LOC	7001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,229	100	1,229
FDG	400	60	240
FGR	358	55	197
FOP	42	30	13
USP	168	30	50
TOTALS	2,197		1,729
			219,846

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,729	112.4000	140.50	242,924	2004	2004	0	0	9.50	90.50
1 SNGL FAM - 100% - 2023										Heated Area: 1229	HX Base Yr



NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		219,846	
TOTAL MARKET OB/XF VALUE		7,283	
TOTAL LAND VALUE - MARKET		20,000	
TOTAL MARKET VALUE		247,129	
SOH/AGL Deduction		69	
ASSESSED VALUE		247,060	
TOTAL EXEMPTION VALUE	13	247,060	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		247,129	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		239,864	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2655	NEW CONSTR	81,000	01/20/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/0440	3/14/2022	WD	U	I	11	100

GRANTOR: WARDS WALTER THOMAS &  
GRANTEE: WARDS WALTER THOMAS  
2277/1775 5/24/2019 WD Q I 01 189,900  
GRANTOR: BEAUMONT KAREN L  
GRANTEE: WARDS WALTER THOMAS

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BAS=[YR=2004;ORIG=0,0] W31 W14 S21 E11 N3 E6 S4 E7 S14 E11 N2 E10 N34 \$	
FDG=[YR=2004;ORIG=15,0] E20 S20 W20 N20 \$	
FGR=[YR=2004;ORIG=-45,21] S20 E17 N13 N10 W6 S3 W11 \$	
USP=[YR=2005;ORIG=-31,0] N12 W14 S12 E14 \$	
FOP=[YR=2004;ORIG=-28,28] E7 N6 W7 S6 \$	
PTR=[ORIG=0,0] E15 W15 \$	

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	0		1.00	UT 3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0		1,251.00	SF 4.00	4.00	100	2004	2004	3	84	4,203	

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	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	100	0006	RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							