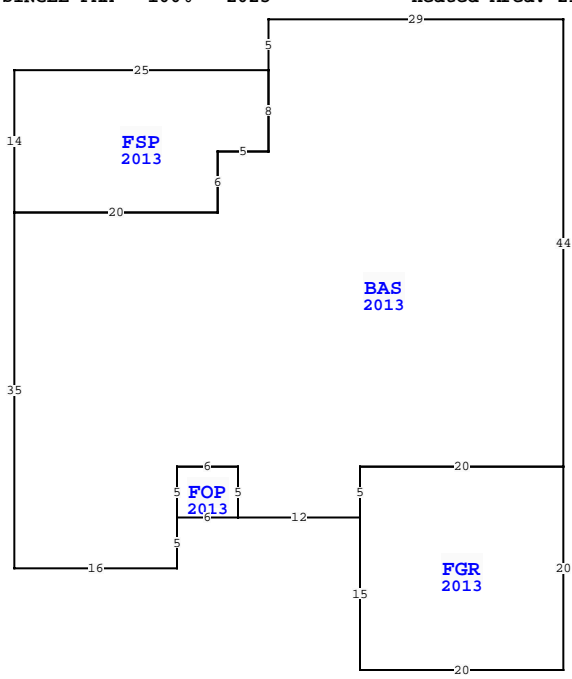




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	4067.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,151	100	2,151
FGR	400	55	220
FOP	30	30	9
FSP	320	40	128
			SUBAREA MARKET VALUE
			221,732
			22,678
			928
			13,195
TOTALS	2,901		2,508
			258,532

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,508	113.8032	108.11	271,140	2013	2013	0	0	4.65	95.35
1 SINGLE FAM - 100% - 2023 Heated Area: 2151 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		258,532	
TOTAL MARKET OB/XF VALUE		3,422	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		336,954	
SOH/AGL Deduction		98,379	
ASSESSED VALUE		238,575	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		188,575	
TOTAL JUST VALUE		336,954	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		325,365	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226655	CO ISSUED	0	03/25/2013
B1326750	ADDITION	1,260	01/01/2013
E1325753	ELEC OTHER	0	01/01/2013
M1317881	H/AC	0	01/01/2013
B1226655	NEW CONSTR	249,000	12/01/2012
P1216251	NEW CONSTR	0	12/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/1884	8/10/2020	WD	U	I	30	85,000
GRANTOR: POST RODNEY S & ROSEMARY						
GRANTEE: POST RODNEY S & ROS						
2332/0657	1/14/2020	WD	Q	I	02	250,000
GRANTOR: PERRY VALERIE L GONSA						
GRANTEE: POST RODNEY S & ROS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	700.00	SF	5.20	5.20	100	2013

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2013] W29 S5 FSP=[YR=2013] W25 S14 E20 N6 E5 N8 \$ S8 W5 S6 W20 S35 E16 N5 FOP=[YR=2013] E6 N5 W6 S5 \$ N5 E6 S5 E12 FGR=[YR=2013] S15 E20 N20 W20 S5 \$ N5 E20 N44 \$.											

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							