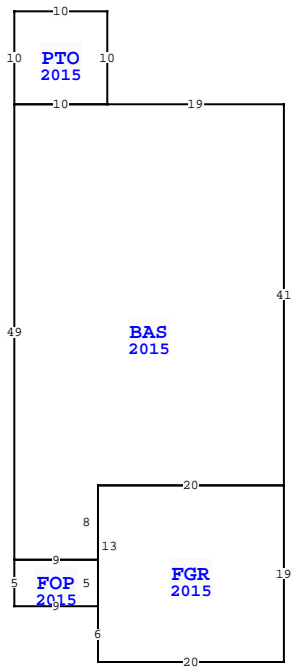




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	13	LVT/LAMNT 40	
Air Condition	03	CENTRAL 100	
Heating 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	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4107.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,261	100	1,261
FGR	380	55	209
FOP	45	30	14
PTO	100	5	5
			SUBAREA MARKET VALUE
			149,879
			24,841
			1,664
			594
TOTALS	1,786		1,489
			176,979

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
SINGLE FAM - 100% - 2021			Heated Area: 1261			HX Base Yr 2021					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			176,979
TOTAL MARKET OB/XF VALUE			3,695
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			255,674
SOH/AGL Deduction			73,340
ASSESSED VALUE			182,334
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			132,334
TOTAL JUST VALUE			255,674
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			247,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529856	CO ISSUED	0	03/23/2015
B1529856	NEW CONSTR	159,996	01/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2367/0043	6/08/2020	SW	Q	I	02	210,800
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: DEAL WILLIAM S & AM						
2339/1894	2/18/2020	CT	U	I	18	145,400
GRANTOR: CLERK OF COURT						
GRANTEE: MATTHEW 25 INVESTME						

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	0811	CONCRETE B	0	100	0	0			748.00	SF	5.20				3,695	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/23/2023	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2015] W19 PTO=[YR=2015] N10 W10 S10 E10 \$ W10 S49														
FOP=[YR=2015] S5 E9 FGR=[YR=2015] S6 E20 N19 W20 S13 \$ N5														
W9 \$ E9 N8 E20 N41 \$.														

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