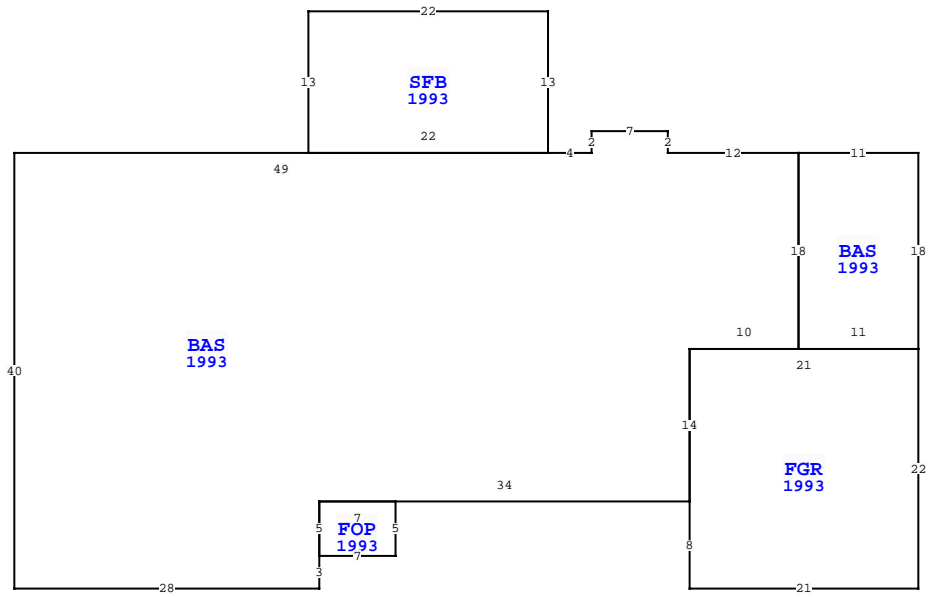


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	198	100	198
BAS	2,402	100	2,402
FGR	462	55	254
FOP	35	30	10
SFB	286	80	229
TOTALS	3,383		3,093
			373,158

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,093	114.5584	143.20	442,918	1992	2002	0	0	15.75	84.25	
1 SNGL FAM - 100% - 2024 Heated Area: 2829 HX Base Yr 2024												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			373,158
TOTAL MARKET OB/XF VALUE			11,614
TOTAL LAND VALUE - MARKET			84,060
TOTAL MARKET VALUE			468,832
SOH/AGL Deduction			0
ASSESSED VALUE			468,832
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			413,832
TOTAL JUST VALUE			468,832
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			453,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7554	NEW CONSTR	116,130	10/01/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2677/1785	11/03/2023	WD	Q	I	02	602,000
GRANTOR: CONNER TRUST						
GRANTEE: THORSEN TIMOTHY JOH						
2625/0104	11/16/2022	WD	U	I	11	100
GRANTOR: CONNER CARLILE L JR &						
GRANTEE: CONNER TRUST						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W11 BAS=[YR=1993] W12 N2 W7 S2 W4 SFB=[YR=1993] N13 W22 S13 E22\$ W49 S40 E28 N3 FOP=[YR=1993] E7 N5 W7 S5\$ N5 E34 FGR=[YR=1993] S8 E21 N22 W21 S14\$ N14 E10 N18\$ S18 E11 N18\$.	

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	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
2	0811	CONCRETE B	0	100	0	860.00	SF	5.20	5.20	100	1992	1992	3	64	2,862	
3	0510	GARAGE WD-	0	100	20	400.00	SF	35.00	35.00	100	2000	2000	3	28	3,920	
4	0680	POLE SHED	0	100	20	260.00	SF	10.00	10.00	100	2000	2000	3	28	728	
5	0681	POLE SHED	0	100	0	330.00	SF	15.00	15.00	100	2003	2003	3	32	1,584	

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	4.67	AC		1.00	1.00	1.00	18,000.00	18,000.00	84,060							