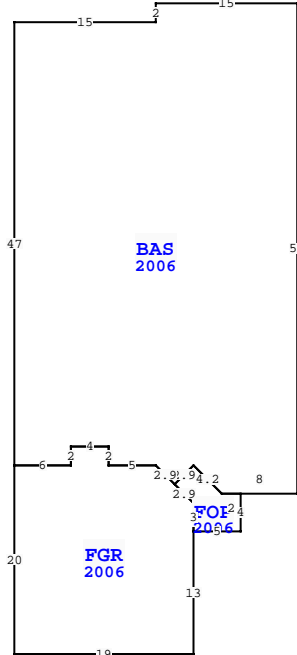


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	21	STONE 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating 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	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,465	100	1,465
FGR	380	55	209
FOP	29	30	9
			SUBAREA MARKET VALUE
			153,714
			21,929
			944
TOTALS	1,874		1,683
			176,587

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,683	120.1200	114.11	192,047	2006	2006	0	0	8.05	91.95	
1 SINGLE FAM - 0% - 0 Heated Area: 1465 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			176,587
TOTAL MARKET OB/XF VALUE			5,191
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			236,778
SOH/AGL Deduction			29,640
ASSESSED VALUE			207,138
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			207,138
TOTAL JUST VALUE			236,778
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			228,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10966	H/AC	0	10/18/2006
E16648	NEW CONSTR	2,000	03/03/2006
P10280	NEW CONSTR	0	11/01/2005
C16206	CO ISSUED	111,273	10/01/2005
B16206	NEW CONSTR	111,273	10/01/2005
R08330	REPAIR/RRF	3,000	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2702/64	3/22/2024	WD	Q	I	01	300,000
GRANTOR: SINOR THOMAS H						
GRANTEE: THOMPSON AUSTIN NAT						
2394/0736	9/21/2020	WD	Q	I	01	195,000
GRANTOR: HORN RYAN A & SARA						
GRANTEE: SINOR THOMAS H						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	10	15	150.00	SF	6.50	6.50	100	2006
2	0810	CONCRETE A	0	0	41	15	615.00	SF	6.50	6.50	100	2006
3	0810	CONCRETE A	0	0	23	3	69.00	SF	6.50	6.50	100	2006
4	0810	CONCRETE A	0	0	28	3	84.00	SF	6.50	6.50	100	2006

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

BUILDING NOTES												

BUILDING DIMENSIONS												
FGR=[YR=2006] N13 FOP=[YR=2006] E5 N4 W2 U3 L3 L2 D2 D2 R2 S3 \$ N3 U2 L2 BAS=[YR=2006] U2 R2 R3 D3 E8 N52 W15 S2 W15 S47 E6 N2 E4 S2 E5 D2 R2 \$ L2 U2 W5N2W4S2W6S20 E19\$.												

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	55,000.00	55,000.00	55,000								