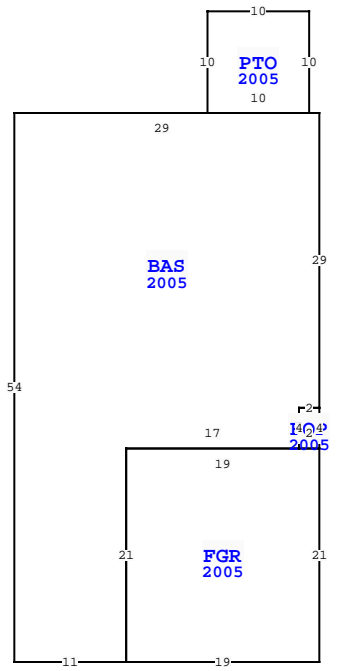




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	21	STONE 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating 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	1,213	100	1,213
FGR	399	55	219
FOP	8	30	2
PTO	100	5	5
			SUBAREA MARKET VALUE
			BAS 132,859
			FGR 23,987
			FOP 219
			PTO 548
TOTALS	1,720		1,439
			157,613

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,439	126.0688	119.77	172,349	2005	2005	0	0	0	8.55	91.45
1 SINGLE FAM - 0% - 0 Heated Area: 1213 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			157,613
TOTAL MARKET OB/XF VALUE			2,889
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			215,502
SOH/AGL Deduction			25,688
ASSESSED VALUE			189,814
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			189,814
TOTAL JUST VALUE			215,502
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			208,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2104424	ROOF	3,015	04/09/2021
B1906682	(2) WINDOWS	3,015	08/01/2019
M000144	H/AC	0	08/01/2005
E0515243	NEW CONSTR	0	06/01/2005
P0509611	NEW CONSTR	0	06/01/2005
B15071	NEW CONSTR	94,494	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2037/0721	3/29/2016	WD Q	Q	I	01	122,500
GRANTOR: WALTON CHRISTOPHER S						
GRANTEE: CALLAHAN TIMOTHY M						
1354/1090	10/03/2005	WD Q	Q	I		129,900
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: WALTON CHRISTOPHER						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2005] W1 PTO=[YR=2005] N10 W10 S10 E10\$ W29 S54 E11	
FGR=[YR=2005] E19 N21 FOP=[YR=2005] N4 W2 S4 E2\$ W19 S21\$ N21	
E17 N4 E2 N29\$.	

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	0	0	0		646.00	SF	5.20				2,889	

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								