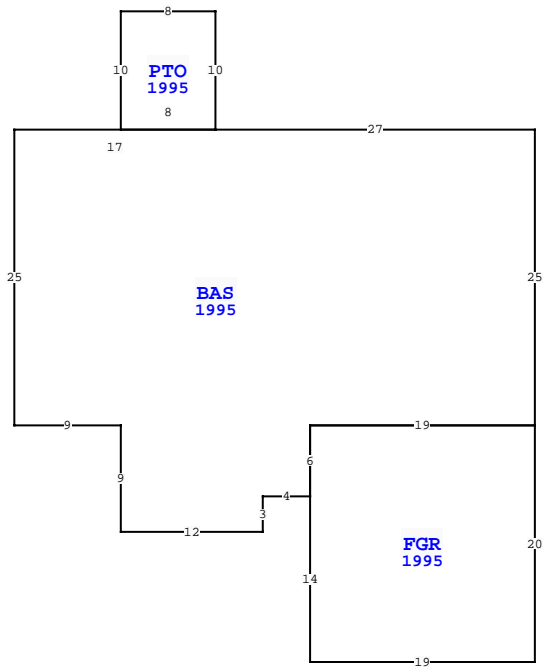


BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	05 AVERAGE 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floo	11 CLAY TILE 50			
Interior Floo	14 CARPET 50			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
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	4046.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1,232	164,699
FGR	380	55	209	27,940
PTO	80	5	4	535
TOTALS	1,692		1,445	193,173

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 0									
				Heated Area: 1232								
				HX Base Yr								



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			193,173
TOTAL MARKET OB/XF VALUE			6,361
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			249,534
SOH/AGL Deduction			31,544
ASSESSED VALUE			217,990
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			217,990
TOTAL JUST VALUE			249,534
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			209,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02322	NEW CONSTR	79,400	10/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2457/1381	4/28/2021	WD	Q	I	01	220,000
GRANTOR: HABLE THOMAS V & JEAN						
GRANTEE: BOWEN MICHAEL A & S						
2320/0463	11/18/2019	QC	U	I	11	100
GRANTOR: HABLE THOMAS V & JEAN						
GRANTEE: HABLEMABE ANNE M &						

BLD DATE		05/10/2022	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1995] W27 PTO=[YR=1995] N10 W8 S10 E8\$ W17 S25 E9 S9 E12 N3 E4 FGR=[YR=1995] S14 E19 N20 W19 S6\$ N6 E19 N25\$.	

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	716.00	SF	6.24	6.24	100	1995	1995	3	70	3,127	
2	0500	FP-PRE FAB	0	0	0	1.00	UT	4,200.00	4,200.00	100	1995	1995	3	77	3,234	

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	50,000.00	50,000.00	50,000							