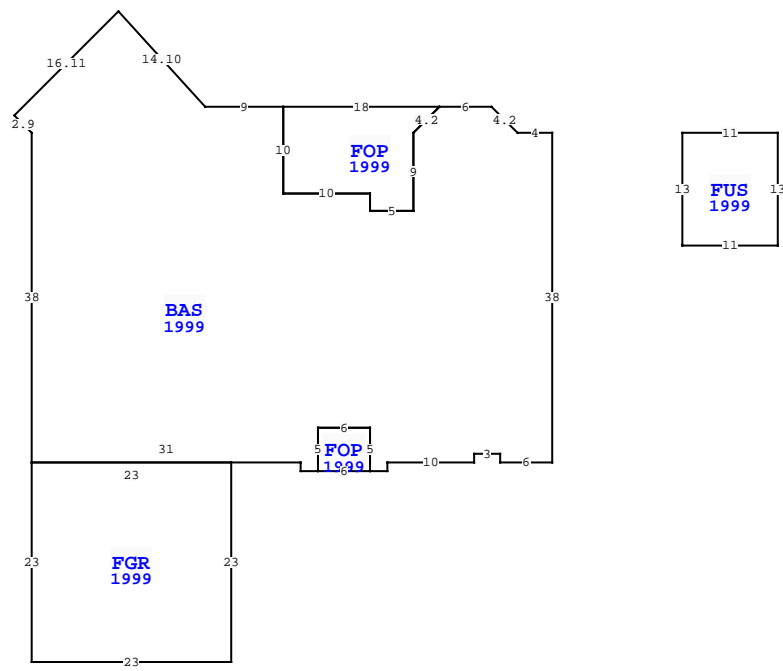




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	12	HARDWOOD 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		4 100	
Frame	02	WOOD FRAME 100	
Stories	1.5	1.5 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	02	Quality Level 02	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4056.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,375	100	2,375
FGR	529	55	291
FOP	30	30	9
FOP	165	30	50
FUS	143	100	143
TOTALS	3,242		2,868

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,868	101.8020	127.25	364,953	1999	1999	0	0	18.00	82.00		
1 SNGL FAM - 100% - 2014 Heated Area: 2518 HX Base Yr 2014													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			299,261
TOTAL MARKET OB/XF VALUE			28,842
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			553,103
SOH/AGL Deduction			207,944
ASSESSED VALUE			345,159
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			290,159
TOTAL JUST VALUE			553,103
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			516,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9905767	NEW CONSTR	189,000	02/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1878/0629	8/30/2013	WD Q	Q	I	02	314,300
GRANTOR: AKEL FRED A & KIBBEE						
GRANTEE: TURNER RICHARD H &						
1189/0730	11/18/2003	WD Q	Q	I		430,500
GRANTOR: FROST ROBERT W & LEIG						
GRANTEE: AKEL FRED A & KIBBEE						

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	1241	WD DECK G	0 100	6	12	72.00	UT	11.50	11.50	100	1998	1998	3	26	215	
2	0300	BOAT DCK W	0 100	16	10	160.00	SF	40.00	40.00	100	1997	1997	3	25	1,600	
3	0300	BOAT DCK W	0 100	292	4	1,168.00	SF	40.00	40.00	100	1998	1998	3	26	12,147	
4	0810	CONCRETE A	0 100	0	0	2,347.00	SF	6.50	6.50	100	1999	1999	3	77	11,747	
5	1242	WD DECK A	0 100	16	16	256.00	SF	10.00	10.00	100	2001	2001	3	20	512	
6	0810	CONCRETE A	0 100	24	12	288.00	SF	6.50	6.50	100	2001	2001	3	80	1,498	
7	0681	POLE SHED	0 100	13	9	117.00	SF	15.00	15.00	100	2011	2011	3	64	1,123	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		03/18/2024	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS													
BAS=[YR=1999] W4 U3 L3 W6 FOP=[YR=1999] W18 S10 E10 S2 E5 N9 U3 R3 \$ D3 L3 S9 W5 N2 W10 N10 W9 U11 L10 D12 L12 R2 D2 S38 FGR=[YR=1999] S23 E23 N23 W23\$ E31 S1 E2 POP=[YR=1999] E6 N5 W6 S5\$ N5 E6 S5 E2 N1 E10 N1 E3 S1 E6 N38\$ PTR=E15 FUS=[YR=1999] E11 S13 W11 N13\$ W15\$.													

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	000130	C	SFR WATER	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							