

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID	90
Exterior Wall	16	WD FR STUC	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	02	MIN PLYWD	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	792	100	792
FCP	228	25	57
FST	36	55	20
UOP	48	20	10
TOTALS	1,104		879
			38,816

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	- 100%	- 2016		Heated Area: 792						HX Base Yr 2016	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			38,816
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			105,600
TOTAL MARKET VALUE			144,416
SOH/AGL Deduction			83,480
ASSESSED VALUE			60,936
TOTAL EXEMPTION VALUE	HX HB	35,936	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			144,416
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			142,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R970631	REPAIR/RRF	1,500	07/01/1997
8228	CHNGE SRVC	0	06/11/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2708/315	4/25/2024	QC	U	I	11	100
GRANTOR: DEAL KENNETH R L/E						
GRANTEE: DEAL KENNETH R						
2524/1790	12/21/2021	LE	U	I	11	100
GRANTOR: DEAL KENNETH R						
GRANTEE: LITTLE CHRISTY J						

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/20/2023	MLU

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1993] W34 S24 E22 UOP=[YR=1993] S2 E12 N4 W12 S2 \$ N2 E12 FCP=[YR=1993] S2 E11 N18 FST=[YR=1993] N6 W6 S6E6\$ W6 N6 W5 S22 \$ N22\$ .												

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	0005	RMH	200.00	287.00	1.32	AC		1.00	1.00	1.00	80,000.00	80,000.00	105,600								