

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,15983.8880104.86226,393196119610034.9065.10

Exterior Wall Exterior Wall Roof Structur Roof Cover Interior Wall Interior Floop Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units BUD8 Adjustme Occupancy Quality DOR CODE MAP NUM NEIGHBORHOOD/LOC AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE BAS 1,803 100 1,803 123,080 FEP 330 80 264 18,022 FOP 305 30 92 6,280

Heated Area: 1803 HX Base Yr

FOP 1993

FEP 1993

BAS 1993

Basement

FOP 1993

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

06/05/2023 MLU

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 0350 CARPORT WD 0 0 30 10 300.00 SF 13.00 13.00 100 1985 1985 3 20 780

2 0300 BOAT DCK W 0 0 0 0 1,264.00 SF 40.00 40.00 100 2010 2010 3 60 30,336

3 0511 GARAGE CB- 0 0 25 30 750.00 SF 40.00 40.00 100 1961 1961 3 20 6,000

4 0350 CARPORT WD 0 0 20 32 640.00 SF 13.00 13.00 100 1985 1985 3 20 1,664

5 0511 GARAGE CB- 0 0 37 32 1,184.00 SF 40.00 40.00 100 1985 1985 3 47 22,259

6 0350 CARPORT WD 0 0 12 20 240.00 SF 13.00 13.00 100 2010 2010 3 45 1,404

7 0500 FP-PRE FAB 0 0 0 0 1.00 UT 3,500.00 3,500.00 100 1961 1961 3 23 805

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP RD LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE DT DPHT FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUED OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

1 000130 C SFR WATER 0 RSF-1210.00 210.00 1.00 AC 1.00 1.00 1.00 160,000.00 160,000.00 160,000

2 005500 A TIMBER 2 SI 0 RSF-1 0.00 0.00 17.00 AC 1.00 1.00 1.00 555.00 555.00 9,435

3 009910 M MKT.VAL.AG 0 RSF-1 0.00 0.00 17.00 AC 1.00 1.00 1.00 50,000.00 50,000.00 850,000

REVIEW DATE 02/14/2024 BY KBA Total Acres: 18.00 Total Land Value: 169,435 Market: 850,000 Agricultural: 9,435 Common: 160,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

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NASSAU COUNTY PROPERTY

VALUATION SUMMARY

STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 147,382

TOTAL MARKET OB/XF VALUE 63,248

TOTAL LAND VALUE - MARKET 1,010,000

TOTAL MARKET VALUE 380,065

SOH/AGL Deduction 84,813

ASSESSED VALUE 295,252

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 295,252

TOTAL JUST VALUE 1,220,630

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 1,217,307

PRCL:0:3: APPT REQUIRED DUE TO LOCKED ACCESS

SUBSALES DATA

OFF RECORD Number DATE TYPE INST QUANTITY VOLUME RSN CD SALE PRICE

1999/1183 8/27/2015 PD UII11100

GRANTOR:SRESOVICH BETTY O EST

GRANTEE:BETTY O SRESOVICH R

1998/1158 8/24/2015 FJUUIII11100

GRANTOR:SRESOVICH BETTY O EST

GRANTEE:BETTY O SRESOVICH R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FEP=[YR=1993] N15 W22 S15 E22\$ W33
FOP=[YR=1993] W5 S34 E32 N5 W27 N29 \$ S29 E27 S5 E30 N34 \$.