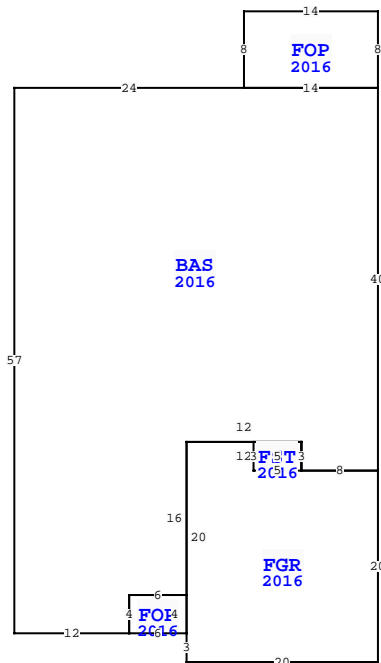




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating 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	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,766	100	1,766
FGR	436	55	240
FOP	24	30	7
FOP	112	30	34
FST	15	55	8
TOTALS	2,353		2,055
			236,106

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
SINGLE FAM - 100% - 2023											
Heated Area: 1766											
HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			236,106
TOTAL MARKET OB/XF VALUE			3,214
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			289,320
SOH/AGL Deduction			12,348
ASSESSED VALUE			276,972
TOTAL EXEMPTION VALUE	13	276,972	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			289,320
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			268,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631921	CO ISSUED	0	07/05/2016
B1631921	NEW CONSTR	222,362	03/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2584/0937	8/01/2022	QC	U	I	11	100
GRANTOR: OFFER THOMAS Y & MARG						
GRANTEE: OFFER THOMAS Y & MA						
2573/0915	6/21/2022	WD	Q	I	01	390,000
GRANTOR: LEES GAVIN G & ASHLEY						
GRANTEE: OFFER THOMAS YEHEZK						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	11	3	33.00	SF	6.50	6.50	100	2016
2	0810	CONCRETE A	0 100	0	0	482.00	SF	6.50	6.50	100	2016

BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2016] W14 S8 BAS=[YR=2016] W24 S57 E12	
FOP=[YR=2016] E6 FGR=[YR=2016] S3 E20 N20 W8 FST=[YR=2016] W5 N3 E5 S3\$ N3 W12 S20\$ N4 W6 S4\$ N4 E6 N16 E12 S3 E8 N40 W14\$ E14 N8\$.	

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							