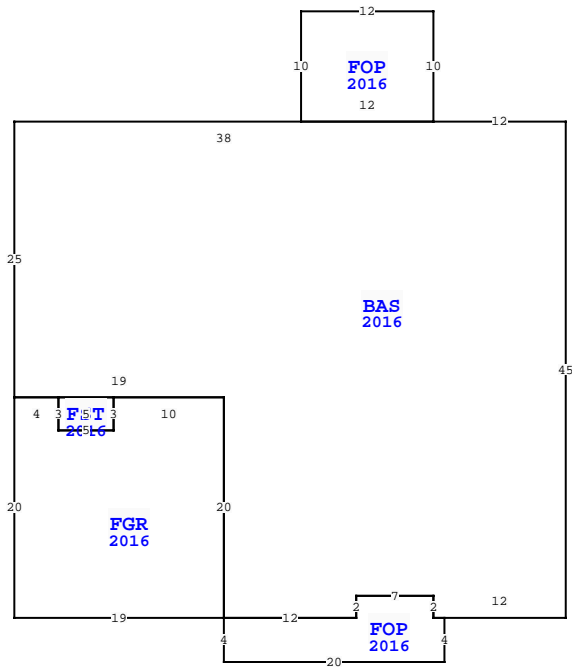


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	1,856	100	1,856
FGR	365	55	201
FOP	94	30	28
FOP	120	30	36
FST	15	55	8
TOTALS	2,450		2,129
			246,742

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,129	125.7732	119.48	254,373	2016	2016	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2024 Heated Area: 1856 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			246,742
TOTAL MARKET OB/XF VALUE			5,148
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			301,890
SOH/AGL Deduction			0
ASSESSED VALUE			301,890
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			251,890
TOTAL JUST VALUE			301,890
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			285,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632096	NEW CONSTR	231,787	04/18/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2612/0098	1/04/2023	WD Q	Q	I	01	314,000
GRANTOR: OELSCHLAGER TYLER J						
GRANTEE: HUDSON JENNIFER L &						
2324/0500	12/06/2019	WD Q	Q	I	01	238,000
GRANTOR: NORRIS HELENA B & DAN						
GRANTEE: OELSCHLAGER TYLER 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
1	0810	CONCRETE A	0	100	20	3		6.50	6.50	100	2016	2016	3	96	374	
2	0810	CONCRETE A	0	100	0	0		6.50	6.50	100	2016	2016	3	96	4,774	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2016] W12 FOP=[YR=2016] N10 W12 S10 E12\$ W38 S25	
FGR=[YR=2016] S20 E19 FOP=[YR=2016] S4 E20 N4 W1 N2 W7 S2	
W12\$ N20 W10 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W4\$ E19 S20	
E12 N2 E7 S2 E12 N45\$.	

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							