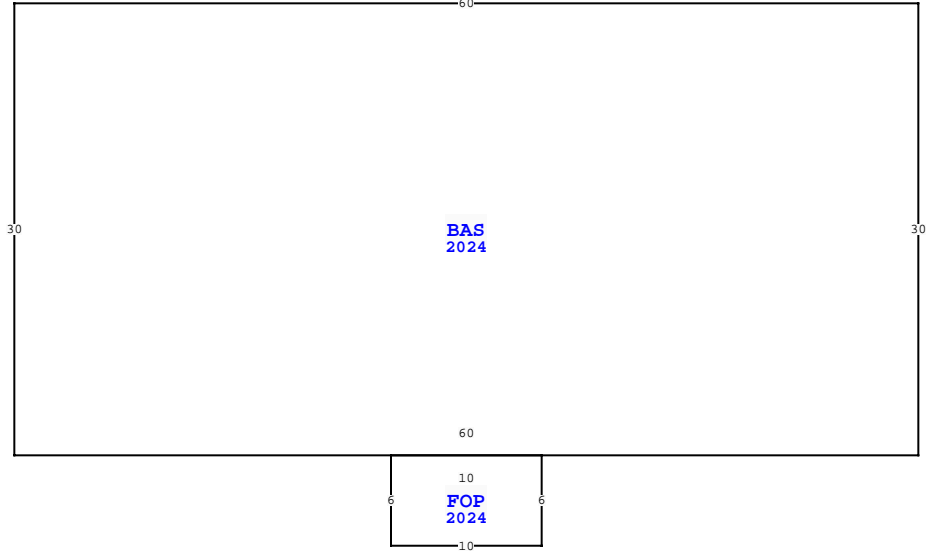


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	11	CLAY TILE 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		1 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,800	100	1,800
FOP	60	30	18
			SUBAREA MARKET VALUE
			283,500
			2,835
TOTALS	1,860		1,818
			286,335

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SNGL FAM	- 100%	- 2024								
				Heated Area: 1800			HX Base Yr 2024				



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			286,335
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			80,000
TOTAL MARKET VALUE			366,335
SOH/AGL Deduction			25,678
ASSESSED VALUE			340,657
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			285,657
TOTAL JUST VALUE			366,335
NCON VALUE			286,335
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			128,443
DECK AND SHED = NV			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008680	CO ISSUED		07/07/2023
22010934	NEW CONSTR	273,379	07/19/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2078/1339	10/14/2016	WD	Q	I	01	50,000
GRANTOR: ROSE ACCEPTANCE INC						
GRANTEE: HARRIS MARK A & KAY						
2040/1200	4/15/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: ROSE ACCEPTANCE INC						

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=10,11] E60 S30 W60 N30 \$
FOP=[YR=2024;ORIG=45,41] W10 S6 E10 N6 \$

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	DPHT 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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							