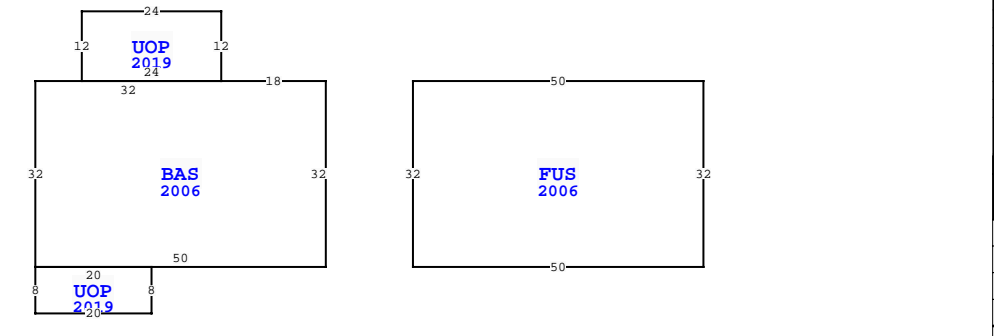


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	4,036	107.8792	102.49	413,650	2006	2006	0	0	0	8.00	92.00



Quality	06 Quality Level 06			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 04			
NEIGHBORHOOD/LOC	4004.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1,600	150,865
FDG	1,200	60	720	67,890
FUS	1,600	100	1,600	150,865
UOP	128	20	26	2,452
UOP	160	20	32	3,018
UOP	288	20	58	5,468
TOTALS	4,976		4,036	380,558

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023
INC DATE		AG DATE	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

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		380,558	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		465,558	
SOH/AGL Deduction		169,951	
ASSESSED VALUE		295,607	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		245,607	
TOTAL JUST VALUE		465,558	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		448,474	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10372	MECH OTHER	0	09/01/2005
C0515365	CO ISSUED	211,200	06/01/2005
P0509585	OTHER	0	06/01/2005
R0507733	REPAIR/RRF	2,600	06/01/2005
R0507734	REPAIR/RRF	1,200	06/01/2005
E0515142	ELEC OTHER	7,000	06/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2116/0352	4/18/2017	WD	Q	I	01	225,000

GRANTOR: INGEBRIGTSEN CATHERIN
GRANTEE: AIKEN MELVIN D & KI
1903/1295 | 1/30/2014 | SW U I 12 | 115,500
GRANTOR: THE BANK OF NEW YORK
GRANTEE: INGEBRIGTSEN CATHER

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2006] W18 UOP=[YR=2019] N12 W24 S12 E24\$ W32 S32 UOP=[YR=2019] S8 E20 N8 W20\$ E50 N32 \$ PTR=E15 FUS=[YR=2006] E50 S32 W50 N32\$W15\$ PTR=S60 E30 FDG=[YR=2006] S40 E30 N40 W12 UOP=[YR=2019] N8 W16 S8 E16 \$ W18\$ W30 N60\$.