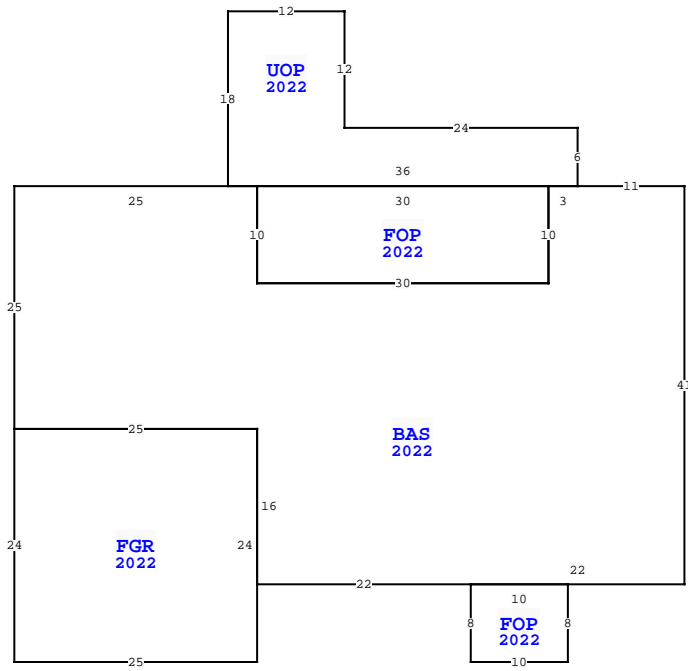


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	90
Interior Floor	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,129	100	2,129
FGR	600	55	330
FOP	80	30	24
FOP	300	30	90
UOP	360	20	72
TOTALS	3,469		2,645
			373,606

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,645	112.9968	141.25	373,606	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023										Heated Area: 2129	
										HX Base Yr 2023	



NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY	STANDARD				
Tax Group: 4	Tax Dist:				
BUILDING MARKET VALUE	373,606				
TOTAL MARKET OB/XF VALUE	34,466				
TOTAL LAND VALUE - MARKET	200,000				
TOTAL MARKET VALUE	608,072				
SOH/AGL Deduction	183,679				
ASSESSED VALUE	424,393				
TOTAL EXEMPTION VALUE	50,000			HX HB	
BASE TAXABLE VALUE	374,393				
TOTAL JUST VALUE	608,072				
NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	539,862				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007416	SWIM POOL	48,000	05/12/2022
B2110302	NEW CONSTR	320,695	08/06/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2407/0729	11/10/2020	WD Q	Q	V	02	127,000
GRANTOR: EVANS JAMES R & SHIRL						
GRANTEE: LOCHER WILLIAM J &						
1330/0590	7/01/2005	WD Q	Q	V		184,000
GRANTOR: BLACKROCK DEVELOPMENT						
GRANTEE: EVANS JAMES R & SHI						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
2	0812	CONCRETE C	0	100	0	1,768.00	SF	4.00	4.00	100	2022	2022	3	100	7,072	
3	0810	CONCRETE A	0	100	0	216.00	SF	6.50	6.50	100	2022	2022	3	100	1,404	
4	0861	POOL GUNIT	0	100	12	288.00	SF	85.00	85.00	100	2022	2022	3	98	23,990	

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	000116	C	SFR MARSH	100		RSF	1100.00	210.00	100.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	200,000							