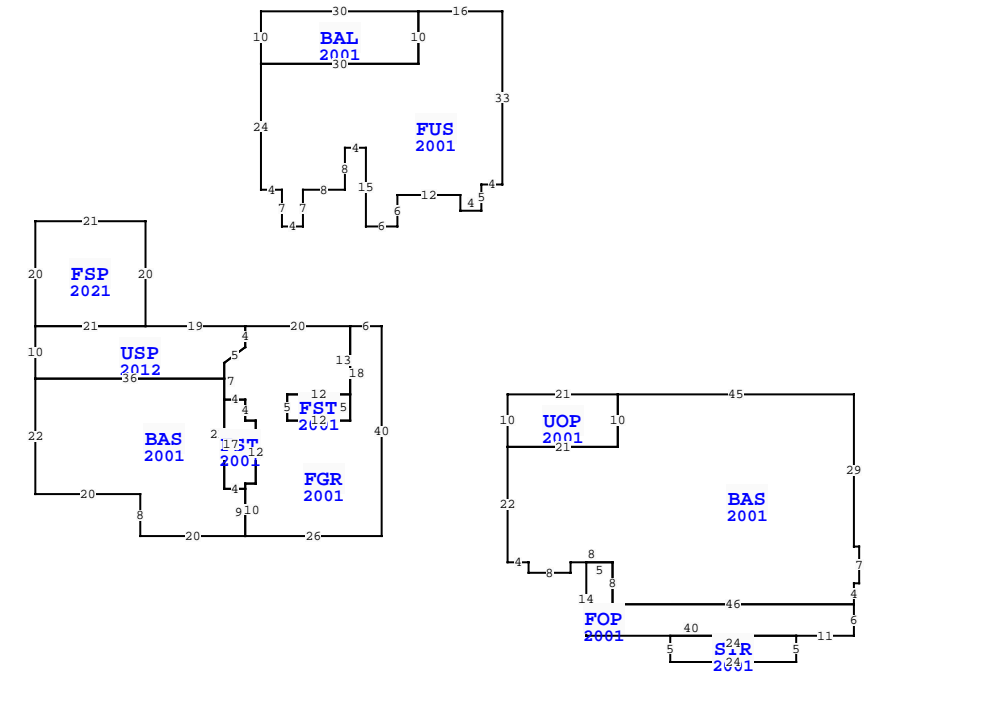




ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	17	CB STUCCO 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	5,689	144.7116	217.07	1,234,911	2001	2001	0	0	11.00	89.00	



\*\* This building has 12 Sub-Areas

BLD DATE	LGL DATE	04/04/2024	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	1,099,071		
TOTAL MARKET OB/XF VALUE	93,048		
TOTAL LAND VALUE - MARKET	212,500		
TOTAL MARKET VALUE	1,404,619		
SOH/AGL Deduction	547,709		
ASSESSED VALUE	856,910		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	806,910		
TOTAL JUST VALUE	1,404,619		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,305,174		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015723	REPAIR/RRF	9,716	11/12/2021
B2113996	ADDITION -FSP	10,258	10/13/2021
B2103965	SWIM POOL	130,000	03/31/2021
P2006432	NEW CONSTR	0	08/01/2020
B1800846	REPAIR/RRF	13,500	01/01/2018
B24414	REPAIR/RRF	20,897	03/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2718/1783	6/13/2024	WD Q	Q	I	01	1,710,000

GRANTOR: MILLER DOUGLAS & CYNTHIA  
GRANTEE: STEVENSON ROBERT B  
2626/1251 3/21/2023 LE U I 11 100  
GRANTOR: MILLER DOUGLAS & CYNTHIA  
GRANTEE: MILLER DOUGLAS & CYNTHIA

QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC	
04	0100		4024.00	
SINGLE FAMILY				
MKT AREA 04				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	300	15	45	8,694
BAS	956	100	956	184,692
BAS	2,293	100	2,293	442,990
FGR	990	55	544	105,097
FOP	346	30	104	20,092
FSP	420	40	168	32,457
FST	60	55	33	6,375
FST	92	55	51	9,853
FUS	1,326	100	1,326	256,173
STR	120	10	12	2,318
TOTALS	7,495		5,689	1,099,071

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
2	0410	ELEVATOR	0 100	0	0	1.00	UT	15,000.00	15,000.00	100	2001	2001	3	100	15,000	
3	0855	CONC PAVER	0 100	0	0	1,897.00	SF	10.00	10.00	100	2021	2021	3	99	18,780	
4	0855	CONC PAVER	0 100	0	0	320.00	SF	10.00	10.00	100	2021	2021	3	99	3,168	
5	1129	STONE 8"	0 100	14	3	42.00	SF	15.75	15.75	100	2001	2001	3	94	622	
6	1126	CB/STC 8"	0 100	11	3	33.00	SF	8.00	8.00	100	2001	2001	3	80	211	
7	0911	SCRN RM A	0 100	10	21	210.00	SF	17.50	17.50	100	2008	2008	3	95	1,286	
8	0861	POOL GUNIT	0 100	0	0	350.00	SF	85.00	85.00	100	2021	2021	3	95	28,263	
9	0855	CONC PAVER	0 100	0	0	844.00	SF	10.00	10.00	100	2021	2021	3	99	8,356	
10	0855	CONC PAVER	0 100	0	0	126.00	SF	10.00	10.00	100	2021	2021	3	99	1,247	

LAND DESCRIPTION		TOTAL OB/XF													79,908									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	212,500.00	212,500.00	212,500							

LOT 17  
IN OR 2718/1783  
(LESS & EXCEPT DRIVEWAY ESMT)

STEVENSON ROBERT B & JENNIE E  
1212 NEWBURY NECK ROAD  
SURRY, ME 04684

2024

46-3N-28-5483-0017-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 1,099,071 <b>TOTAL MARKET OB/XF VALUE</b> 93,048 <b>TOTAL LAND VALUE - MARKET</b> 212,500 <b>TOTAL MARKET VALUE</b> 1,404,619 SOH/AGL Deduction 547,709 <b>ASSESSED VALUE</b> 856,910 <b>TOTAL EXEMPTION VALUE</b> HX HB 50,000 <b>BASE TAXABLE VALUE</b> 806,910 <b>TOTAL JUST VALUE</b> 1,404,619 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 1,305,174											
DOR CODE		0100 SINGLE FAMILY																				PERMIT NUM		DESCRIPTION		AMT		ISSUED			
MAP NUM		MKT AREA 04																				996526		NEW CONSTR		275,000		10/01/1999			
NEIGHBORHOOD/LOC		4024.00																				<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 2718/1783 6/13/2024 WD Q I 01 1,710,000 GRANTOR: MILLER DOUGLAS & CYN GRANTEE: STEVENSON ROBERT B 2626/1251 3/21/2023 LE U I 11 100 GRANTOR: MILLER DOUGLAS & CYN GRANTEE: MILLER DOUGLAS & CY									
TOTALS										BLD DATE				LGL DATE		04/04/2024		MLU		<b>BUILDING NOTES</b>  <b>BUILDING DIMENSIONS</b>											
EXTRA FEATURES										XF DATE				LAND DATE																	
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														
11	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860															
12	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980															
13	0600	SUMMER KIT	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2021	2021	3	93	9,300															
TOTALS										INC DATE				AG DATE						TOTAL OB/XF 13,140											
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							
REVIEW DATE		03/01/2022		BY DJ		Total Acres: 0.00				Total Land Value: 212,500				Market: 0				Agricultural: 0				Common: 212,500				PRINTED 08/06/2024 BY SYS					