



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100

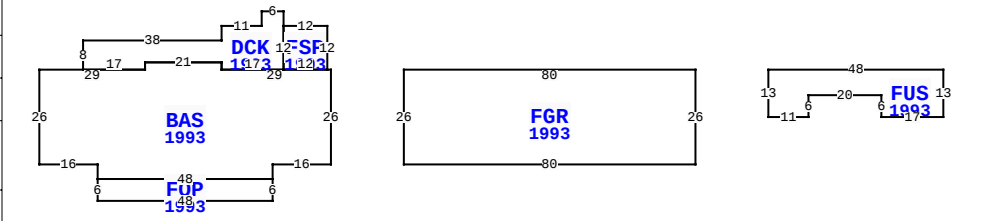
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

NEIGHBORHOOD/LOC				
4016.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,314	100	2,314	392,210
DCK	490	10	49	8,305
FGR	2,080	55	1,144	193,902
FOP	288	30	86	14,577
FSP	144	40	58	9,831
FUS	504	100	504	85,425
TOTALS	5,820		4,155	704,250

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
1	0812	CONCRETE C	0	100	0	0	3,076.00	SF	4.00	4.00	100	1991	1991	3
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3
3	0350	CARPORT WD	0	100	0	0	536.00	SF	13.00	13.00	100	2001	2001	3
4	0323	BOAT LFT H	1	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2019	86
5	0300	BOAT DCK W	1	100	0	0	1,382.00	SF	40.00	40.00	100	2023	2019	90
6	0310	AL GANG WY	1	100	0	0	40.00	LF	115.00	115.00	100	2023	2019	86
7	0303	FLT DOCK W	1	100	20	10	200.00	SF	26.00	26.00	100	2023	2019	90
8	0303	FLT DOCK W	1	100	24	10	240.00	SF	26.00	26.00	100	2023	2019	90

LAND DESCRIPTION														
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
1	000130	C	SFR WATER	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,155	123.4948	185.24	769,672	1991	2006	0	0	8.50	91.50
1 SFR CUST - 100% - 2024						Heated Area: 2818			HX Base Yr 2024		



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		704,250	
TOTAL MARKET OB/XF VALUE		78,666	
TOTAL LAND VALUE - MARKET		425,000	
TOTAL MARKET VALUE		1,207,916	
SOH/AGL Deduction		362,737	
ASSESSED VALUE		845,179	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		795,179	
TOTAL JUST VALUE		1,207,916	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		976,796	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2101792	(5) DOORS	16,444	02/01/2021
B1803456	(10) WINDOWS	8,467	05/01/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2659/1433	8/09/2023	WD Q	Q	I	01
GRANTOR: VEREEN HEWSTON & MARI					
GRANTEE: TERRY JAMES L & DEB					
1989/0373	7/01/2015	WD Q	Q	I	01
GRANTOR: CRAVEN MELBA A FAMILY					
GRANTEE: VEREEN HEWSTON & MA					

BUILDING NOTES														
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS														
BAS=[YR=1993] W1 FSP=[YR=1993] N12 W12 DCK=[YR=1993] N4 W6 S4 W11 S4 W38 S8 E17 N2 E21 S2 E17 N12\$ S12 E12 \$ W29 N2 W21 S2 W29 S26 E16 S4 FOP=[YR=1993] S6 E48 N6 W48\$ E48 N4 E16 N26\$ PTR= E20 FGR=[YR=1993] E80 S26 W80 N26\$ W20\$ PTR=E120 FUS=[YR=1993] E48 S13 W17 N6 W20 S6 W11 N13\$ W120\$.														

TOTAL OB/XF														
78,666														
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
1	000130	C	SFR WATER	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00