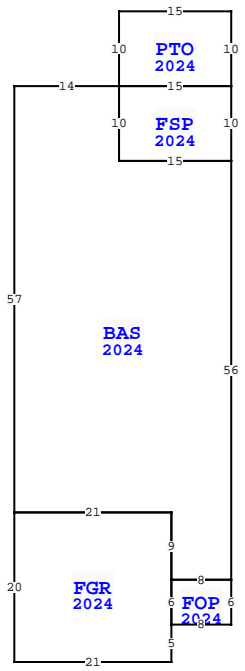




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4094.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,575	100	1,575
FGR	420	55	231
FOP	48	30	14
FSP	150	40	60
PTO	150	5	8
TOTALS	2,343		1,888
			296,284

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,888	125.5478	156.93	296,284	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 0% - 2024										Heated Area: 1575	HX Base Yr



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			296,284
TOTAL MARKET OB/XF VALUE			5,730
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			377,014
SOH/AGL Deduction			0
ASSESSED VALUE			377,014
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			377,014
TOTAL JUST VALUE			377,014
NCON VALUE			302,014
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003958	CO ISSUED		01/03/2024
230007726	NEW SFR	299,545	06/15/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2699/1991	3/07/2024	SW	Q	I	01	445,500

GRANTOR: PULTE HOME COMPANY LL  
GRANTEE: PEARSON BRENDA J

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/12/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=120,0] W15 N10 W14 S57 E21 S9 E8 N56 \$	
FGR=[YR=2024;ORIG=91,47] E21 S9 S6 S5 W21 N20 \$	
FSP=[YR=2024;ORIG=105,-10] E15 S10 W15 N10 \$	
PTO=[YR=2024;ORIG=105,-20] E15 S10 W15 N10 \$	
FOP=[YR=2024;ORIG=112,56] E8 S6 W8 N6 \$	

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	0855	CONC PAVER	0	0	0	0		573.00	SF	10.00	10.00	100	2024	2023	100	5,730

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	000134	C	SFR POND	0		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							