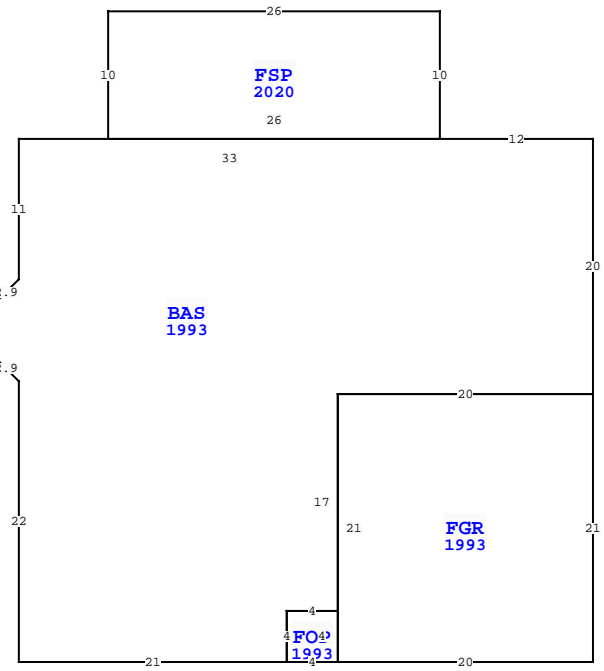


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2012.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,421	100	1993
FGR	420	55	1993
FOP	16	30	1993
FSP	260	40	2020
TOTALS	2,117		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,761	124.2000	163.94	288,698	1991	1991	0	0	15.50	84.50
1 SNGL FAM - 100% - 2019 Heated Area: 1421 HX Base Yr 2019											



NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 8			Tax Dist:	
BUILDING MARKET VALUE			243,950	
TOTAL MARKET OB/XF VALUE			2,648	
TOTAL LAND VALUE - MARKET			140,000	
TOTAL MARKET VALUE			386,598	
SOH/AGL Deduction			132,871	
ASSESSED VALUE			253,727	
TOTAL EXEMPTION VALUE			50,722	
BASE TAXABLE VALUE			203,005	
TOTAL JUST VALUE			386,598	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			358,660	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005738	ADDITION	0	09/01/2020
7417	NEW CONSTR	67,795	07/25/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2212/0088	7/20/2018	WD Q	Q	I	01	290,000
GRANTOR: BELLMAN JENNIFER M						
GRANTEE: AKERS WALTER M & DE						
2128/0251	6/15/2017	WD Q	Q	I	01	225,000
GRANTOR: LYNCH CHARLES E & KIM						
GRANTEE: BELLMAN JENNIFER M						

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
1	0811	CONCRETE B	0	100	0	856.00	SF	5.20	5.20	100	1991	1991	3	59.5

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/01/2025	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=1993] W12 FSP=[YR=2020] N10 W26 S10 E26\$ W33 S11 L2 D2 S4 R2 D2 S22 E21 FOP=[YR=1993] E4 FGR=[YR=1993] E20 N21W20 S21\$ N4 W4 S4\$ N4 E4 N17 E20 N20\$.														

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	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							