

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LVT/LAMMT	80		
Interior Floor	14	CARPET	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms	4	100			
Bathrooms	3	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,298	100	1993	1,298	179,390
BAS	664	100	2004	664	91,768
DCK	264	10	2004	26	3,594
FGR	378	55	1993	208	28,746
USP	200	30	2008	60	8,292
TOTALS	2,804			2,256	311,791

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,256	124.6462	164.53	371,180	1989	1989	0	0	16.00	84.00
1 SNGL FAM - 100% - 2025										Heated Area: 1962	HX Base Yr 2025

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		311,791	
TOTAL MARKET OB/XF VALUE		5,067	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		456,858	
SOH/AGL Deduction		0	
ASSESSED VALUE		456,858	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		406,136	
TOTAL JUST VALUE		456,858	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		454,149	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311585	ADDITION	50,000	08/01/2003
R035374	REPAIR/RRF	1,500	08/01/2003
5835	NEW CONSTR	68,300	06/26/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/1814	6/29/2022	WD Q	Q	I	01	502,500
GRANTOR: WARD ELAINE						
GRANTEE: LANE RICHARD & MARI						
2285/1592	6/28/2019	WD Q	Q	I	01	345,000
GRANTOR: DUFAULT DUSTIN M & ER						
GRANTEE: WARD ELAINE H						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0811	CONCRETE B	0	100	0	924.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,619	
3	0350	CARPORT WD	0	100	8	80.00	SF	13.00	13.00	100	1995	1995	3	20	208	
TOTALS															5,067	

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							