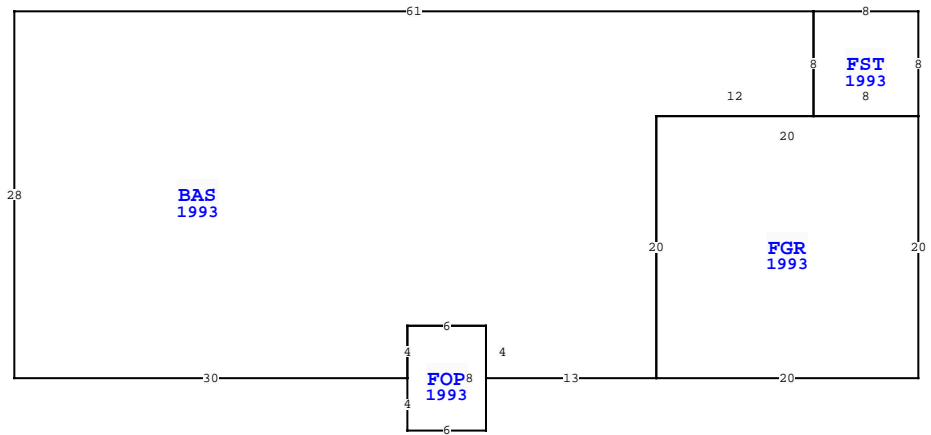


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	08 SHT VINYL 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,444	100	1993	1,444	199,444
FGR	400	55	1993	220	30,386
FOP	48	30	1993	14	1,934
FST	64	55	1993	35	4,834
TOTALS	1,956			1,713	236,598

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,713	124.2000	163.94	280,829	1990	1990	0	0	15.75	84.25		
1 SNGL FAM - 0% - 0 Heated Area: 1444 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE				236,598
TOTAL MARKET OB/XF VALUE				6,225
TOTAL LAND VALUE - MARKET				140,000
TOTAL MARKET VALUE				382,823
SOH/AGL Deduction				83,521
ASSESSED VALUE				299,302
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				299,302
TOTAL JUST VALUE				382,823
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				360,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6129	NEW CONSTR	57,697	11/17/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2619/1692	1/28/2023	QC	U	I	11	100
GRANTOR: PLEWS DAVID F & DEBOR						
GRANTEE: PLEWS DEBORAH F & D						
2323/0906	12/06/2019	LE	U	I	11	100
GRANTOR: PLEWS DAVID F & DEBOR						
GRANTEE: PLEWS KRISTIN & KAY						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FST=[YR=1993] W8 BAS=[YR=1993] W61 S28 E30 FOP=[YR=1993] S4 E6 N8 W6 S4 \$ N4 E6 S4 E13 FGR=[YR=1993] E20 N20 W20 S20 \$ N20 E12 N8 \$ S8 E8 N8 \$.	

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0811	CONCRETE B	0	0	0	0	889.00	SF	5.20	5.20	100	1990	1990	3	57	2,635	
3	1242	WD DECK A	0	0	0	0	226.00	SF	10.00	10.00	100	1990	1990	3	20	452	
4	0810	CONCRETE A	0	0	59	3	177.00	SF	6.50	6.50	100	1997	1997	3	72	828	
TOTAL OB/XF 6,225																	

LAND DESCRIPTION														TOTAL OB/XF 6,225										
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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							