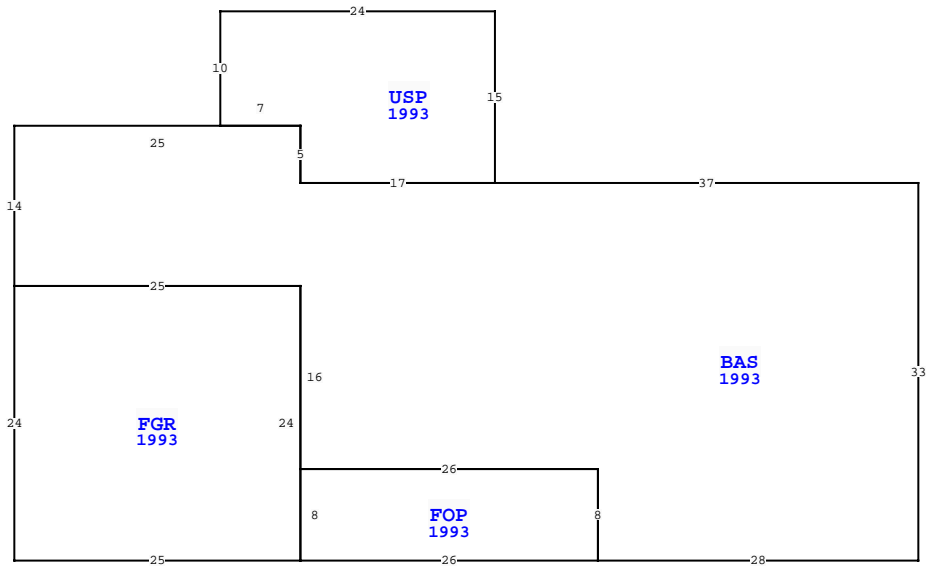


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,414	123.9700	123.97	299,264	1980	1985	0	0	0	19.50	80.50	
1 SINGLE FAM - 0% - 0 Heated Area: 1924 HX Base Yr													



Quality		05 Quality Level 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 03			
NEIGHBORHOOD/LOC		3027.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,924	100	1993	1,924	192,007
FGR	600	55	1993	330	32,933
FOP	208	30	1993	62	6,187
USP	325	30	1993	98	9,780
TOTALS	3,057			2,414	240,908

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024
INC DATE		AG DATE	MLU

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	44	880	
2	0812	CONCRETE C	0	0	0	0	1,613.00	SF	4.00	4.00	100	1980	1980	3	30	1,936	
3	0680	POLE SHED	0	0	14	30	420.00	SF	10.00	10.00	100	1986	1986	3	20	840	
4	0810	CONCRETE A	0	0	11	3	33.00	SF	6.50	6.50	100	1980	1980	3	30	64	

TOTAL OB/XF														3,720			
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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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

TOTAL OB/XF														3,720			
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NASSAU COUNTY PROPERTY				PAGE 1 of 1			
VALUATION SUMMARY				STANDARD			
VALUATION BY				Tax Group: 8 Tax Dist:			
BUILDING MARKET VALUE				240,908			
TOTAL MARKET OB/XF VALUE				3,720			
TOTAL LAND VALUE - MARKET				300,000			
TOTAL MARKET VALUE				544,628			
SOH/AGL Deduction				2,403			
ASSESSED VALUE				542,225			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				542,225			
TOTAL JUST VALUE				544,628			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				534,218			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6571	REMODEL	1,950	12/21/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I	V I /	RSN CD	SALE PRICE
2498/0001	8/17/2021	WD Q	Q	I	01	450,000
GRANTOR: LACOSS TERRY L						
GRANTEE: WINKLER BRIAN D & K						
0438/0532	11/01/1984	WD Q	Q	I		77,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W37 USP=[YR=1993] N15 W24 S10 E7 S5 E17\$ W17 N5 W25 S14 FGR=[YR=1993] S24 E25 FOP=[YR=1993] E26 N8 W26 S8\$ N24 W25\$ E25 S16 E26 S8 E28 N33\$.													