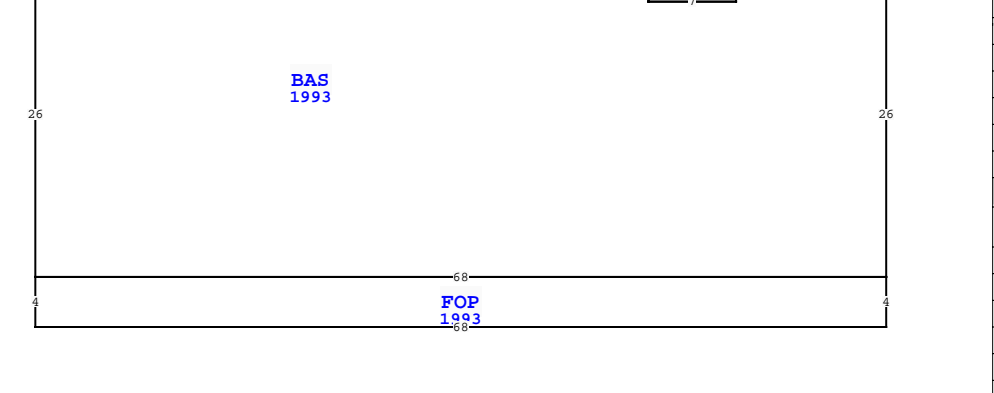




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
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	2,129	100.9400	100.94	214,901	1972	1972	0	0	20.25	79.75		
1 SINGLE FAM - 0% - 0 Heated Area: 2008 HX Base Yr													



Quality	03 Quality Level 03				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 03				
NEIGHBORHOOD/LOC	3029.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,008	100	1993	2,008	161,644
FOP	272	30	1993	82	6,601
FST	28	55	1993	15	1,207
UOP	120	20	2009	24	1,932
TOTALS	2,428			2,129	171,384

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			188,699
TOTAL MARKET OB/XF VALUE			1,495
TOTAL LAND VALUE - MARKET			187,500
TOTAL MARKET VALUE			377,694
SOH/AGL Deduction			0
ASSESSED VALUE			377,694
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			377,694
TOTAL JUST VALUE			377,694
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			369,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805648	NEW CONSTR	22,500	12/01/1998
0128	REPAIR/RRF	2,900	10/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2388/0499	8/31/2020	WD Q	Q	I	01	287,000
GRANTOR: WILLIAMS QUINNIE R						
GRANTEE: 1688 PHILIPS MANOR						
0973/1901	3/07/2001	QC Q	Q	I	01	100
GRANTOR: LAYLAND JEAN W						
GRANTEE: WILLIAMS QUINNIE R						

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	0811	CONCRETE B	0	0	0			5.20	100	1972	1972	3	22	580	
2	0810	CONCRETE A	0	0	0			6.50	100	1990	1990	3	57	915	

TOTAL OB/XF													
1,495													

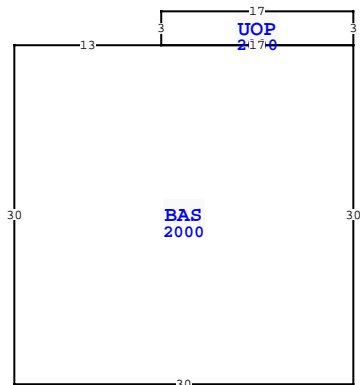
BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W12 FST=[YR=1993] W7 S4 E7 N4 \$ S4 W7 N4 W15 N12 W14 UOP=[YR=2009] N10 W10 S12 E10 N2 \$ S2 W10 S10 W10 S26 FOP=[YR=1993] S4 E68 N4 W68 \$ E68 N26 \$.													

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	0	0006	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.75	250,000.00	187,500.00	187,500							

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floor	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms	0	100
Bathrooms	0	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC		3029.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	900	100
UOP	51	20
UUS	600	50
TOTALS	1,551	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2												
2 GARAGE RES - 0% - 0												
Heated Area: 900												
HX Base Yr												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			188,699
TOTAL MARKET OB/XF VALUE			1,495
TOTAL LAND VALUE - MARKET			187,500
TOTAL MARKET VALUE			377,694
SOH/AGL Deduction			0
ASSESSED VALUE			377,694
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			377,694
TOTAL JUST VALUE			377,694
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			369,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/0499	8/31/2020	WD	Q	I	01	287,000
GRANTOR: WILLIAMS QUINNIE R						
GRANTEE: 1688 PHILIPS MANOR						
0973/1901	3/07/2001	QC	Q	I	01	100
GRANTOR: LAYLAND JEAN W						
GRANTEE: WILLIAMS QUINNIE R						

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

BLD DATE		LGL DATE	
XF DATE	LAND DATE	AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=2000] W17 S3 BAS=[YR=2000] W13 S30 E30 N30 W17 \$ E17 N3 \$ PTR= E30 UUS=[YR=2009] E20 S30 W20 N30 \$ W30 \$.	

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	