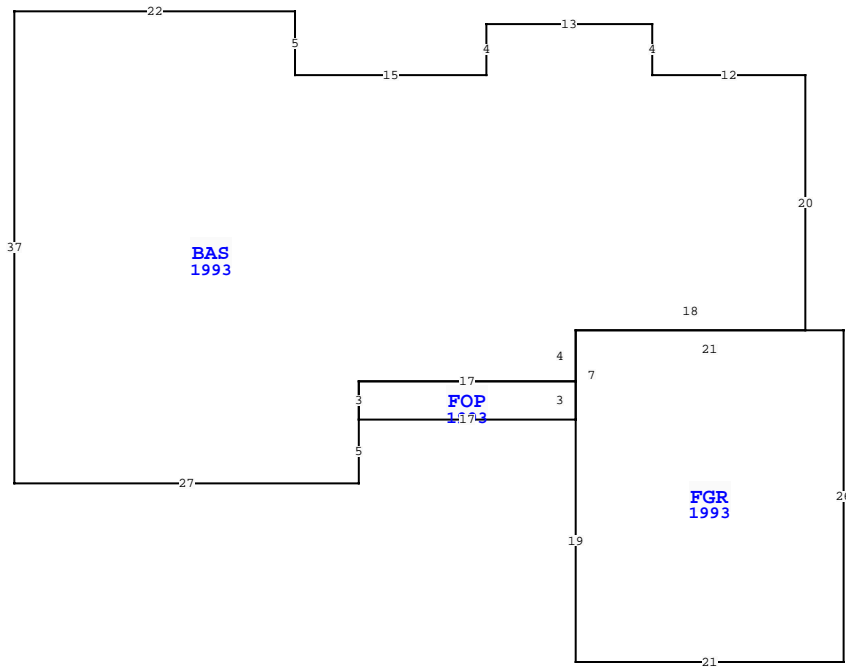




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,794	100	1993
FGR	546	55	1993
FOP	51	30	1993
TOTALS	2,391		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,109	132.7606	175.24	369,581	1987	1993	0	0	15.00	85.00
1 SNGL FAM - 100% - 2021 Heated Area: 1794 HX Base Yr 2021											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			314,144
TOTAL MARKET OB/XF VALUE			18,529
TOTAL LAND VALUE - MARKET			275,000
TOTAL MARKET VALUE			607,673
SOH/AGL Deduction			198,001
ASSESSED VALUE			409,672
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			358,950
TOTAL JUST VALUE			607,673
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			567,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035230	REPAIR/RRF	6,000	07/01/2003
BP 3780	N/A	54,000	12/29/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2339/1905	2/14/2020	WD Q	Q	I	02	457,000
GRANTOR: TIMKEN MARK & MELISSA						
GRANTEE: MCKENNA JOHN RICHAR						
2205/0636	6/18/2018	WD Q	Q	I	01	416,000
GRANTOR: KLONTZ DAVID S & HARR						
GRANTEE: TIMKEN MARK & MELIS						

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	0810	CONCRETE A	0	100	70	3	SF	6.50	6.50	100	1987	1987	3	49.5	676										
2	0812	CONCRETE C	0	100	0	0	SF	4.00	4.00	100	1987	1987	3	49.5	2,548										
3	0504	FP-ELECTRI	0	100	0	0	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200										
4	0910	SCRN RM L	0	100	0	0	SF	15.00	15.00	100	2000	2000	3	20	2,625										
5	0471	VINYL FNC	0	100	0	0	LF	32.00	32.00	100	2003	2003	3	58	520										
6	0861	POOL GUNIT	0	100	0	0	SF	85.00	85.00	100	2000	2000	3	23	8,504										
7	0845	KOOL DECK	0	100	0	0	SF	7.25	7.25	100	2000	2000	3	77	2,456										
TOTALS															2,391		2,109	314,144							

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/28/2025	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS			
BAS=[YR=1993] W12 N4 W13 S4 W15 N5 W22 S37E27 N5			
FOP=[YR=1993] E17 FGR=[YR=1993] S19E21 N26 W21 S7\$ N3 W17 S3\$ N3 E17 N4 E18 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	275,000.00	275,000.00	275,000							