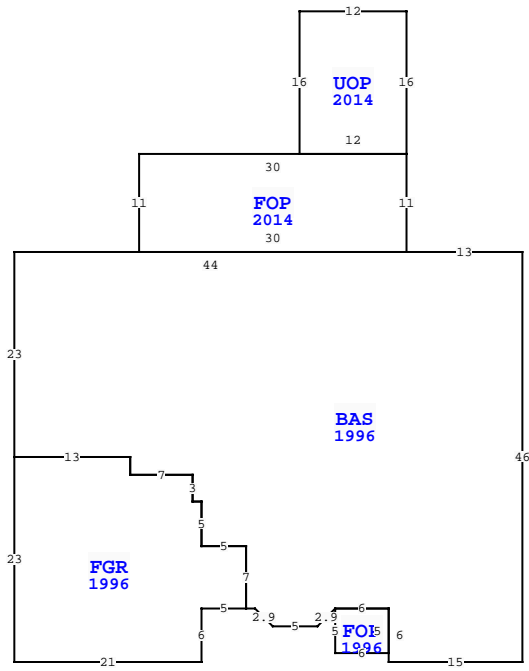




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	20	FACE BRICK	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	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		2026.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,011	100	1996
FGR	499	55	1996
FOP	30	30	1996
FOP	330	30	2014
UOP	192	20	2014
TOTALS	3,062		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,431	123.5192	163.05	396,375	1996	1996		0	0	15.75	84.25
1 SNGL FAM - 100% - 2025 Heated Area: 2011 HX Base Yr 2025												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			333,946
TOTAL MARKET OB/XF VALUE			4,085
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			518,031
SOH/AGL Deduction			0
ASSESSED VALUE			518,031
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			467,309
TOTAL JUST VALUE			518,031
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			506,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429455	CCVD PTO	8,237	10/01/2014
B9502213	NEW CONSTR	124,000	09/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2734/508	8/27/2024	WD Q	Q	I	01	650,000
GRANTOR: KEELEY PETER N & PAME						
GRANTEE: GODDARD BLAKE WILLI						
2140/0281	8/10/2017	WD Q	Q	I	01	373,000
GRANTOR: STAMEY KARL & MONIKA						
GRANTEE: KEELEY PETER N & PA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	1,306.00	SF	4.00	4.00	100	1996
2	0810	CONCRETE A	0	100	0	94.00	SF	6.50	6.50	100	1996

TOTAL OB/XF												4,085			
BLD DATE	XF DATE	INC DATE	BLD DATE	XF DATE	INC DATE										
03/03/2023															

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1996] W13 FOP=[YR=2014] N11 UOP=[YR=2014] N16 W12 S16 E12\$ W30 S11 E30\$ W44 S23 FGR=[YR=1996] S23 E21 N6 E5 N7 W5 N5 W1 N3 W7 N2 W13\$ E13 S2 E7 S3 E1 S5 E5 S7 E1 D2 R2 E5 U2 R2 FOP=[YR=1996] S5 E6 N5 W6 \$ E6 S6 E15 N46 \$.											

LAND DESCRIPTION												TOTAL OB/XF												4,085			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000										