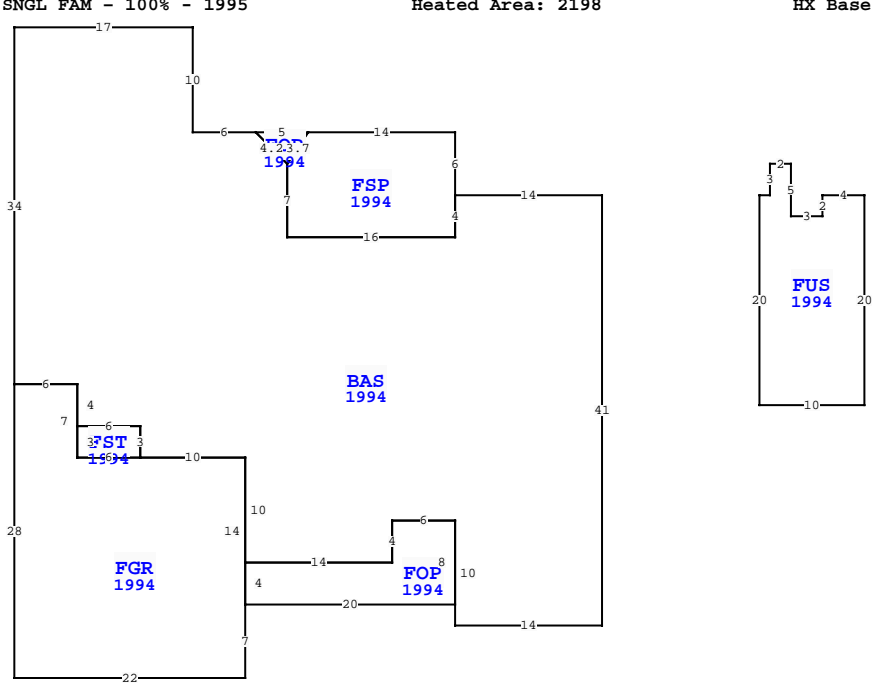




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	20	FACE BRICK 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,998	100	1994
FGR	504	55	1994
FOP	8	30	1994
FOP	104	30	1994
FSP	157	40	1994
FST	18	55	1994
FUS	200	100	1994
TOTALS	2,989		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,581	100.7040	132.93	343,092	1994	1994	0	0	17.08	82.92
1 SNGL FAM - 100% - 1995 Heated Area: 2198 HX Base Yr 1995											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			284,492
TOTAL MARKET OB/XF VALUE			17,568
TOTAL LAND VALUE - MARKET			404,275
TOTAL MARKET VALUE			706,335
SOH/AGL Deduction			464,233
ASSESSED VALUE			242,102
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			191,380
TOTAL JUST VALUE			706,335
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			656,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603062	XFOB	10,200	07/01/1996
B00879	NEW CONSTR	89,313	03/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1158/0893	6/30/2003	WD	U	I	16	100
GRANTOR: BROOKS WINDLE G & ELS						
GRANTEE: STURGES WALTER E &						
0833/0744	5/06/1998	WD	Q	I	01	100
GRANTOR: BROOKS WINDLE G IV &						
GRANTEE: STURGES WALTER E &						

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	100	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	74	1,480	
2	0810	CONCRETE A	0	100	0	1,888.00	SF	6.50	6.50	100	1994	1994	3	66	8,100	
3	0810	CONCRETE A	0	100	65	195.00	SF	6.50	6.50	100	1994	1994	3	66	837	
4	0825	BRICK	0	100	6	6.00	SF	12.50	12.50	100	1994	1994	3	89	67	
5	0810	CONCRETE A	0	100	20	400.00	SF	6.50	6.50	100	1995	1995	3	68	1,768	
6	0510	GARAGE WD-	0	100	30	600.00	SF	35.00	35.00	100	1996	1996	3	23	4,830	
7	0810	CONCRETE A	0	100	0	44.00	SF	6.50	6.50	100	1996	1996	3	70	200	
8	1242	WD DECK A	0	100	13	130.00	SF	10.00	10.00	100	2005	2005	3	22	286	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE	04/29/2025	MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS														
BAS=[YR=1994] W14 FSP=[YR=1994] N6 W14 FOP=[YR=1994] W5 D3 R3 U3 R2 \$ D3 L2 S7 E16 N4\$ S4 W16 N7 U3 L3 W6N10W17 S34 FGR=[YR=1994] S28 E22N7 FOP=[YR=1994] E20 N8 W6 S4 W14 S4\$ N14 W10 FST=[YR=1994] N3 W6 S3 E6\$W6 N7 W6\$ E6 S4 E6 S3 E10 S10 E14 N4 E6 S10 E14 N41\$ PTR=E15FUS=[YR=1994] E1 N3 E2 S5 E3 N2 E4 S20 W10 N20\$ W15\$.														

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	000116	C	RES MARSH	100		RSF-2	2178.00	250.00	1.00	AC		1.00	1.00	1.00	275,000.00	275,000.00	275,000							
2	000116	C	RES MARSH	100		RSF-2	0.00	0.00	0.47	AC		1.00	1.00	1.00	275,000.00	275,000.00	129,250							
3	000116	C	RES MARSH	100		RSF-2	0.00	0.00	1.00	UT		1.00	1.00	1.00	25.00	25.00	25							