

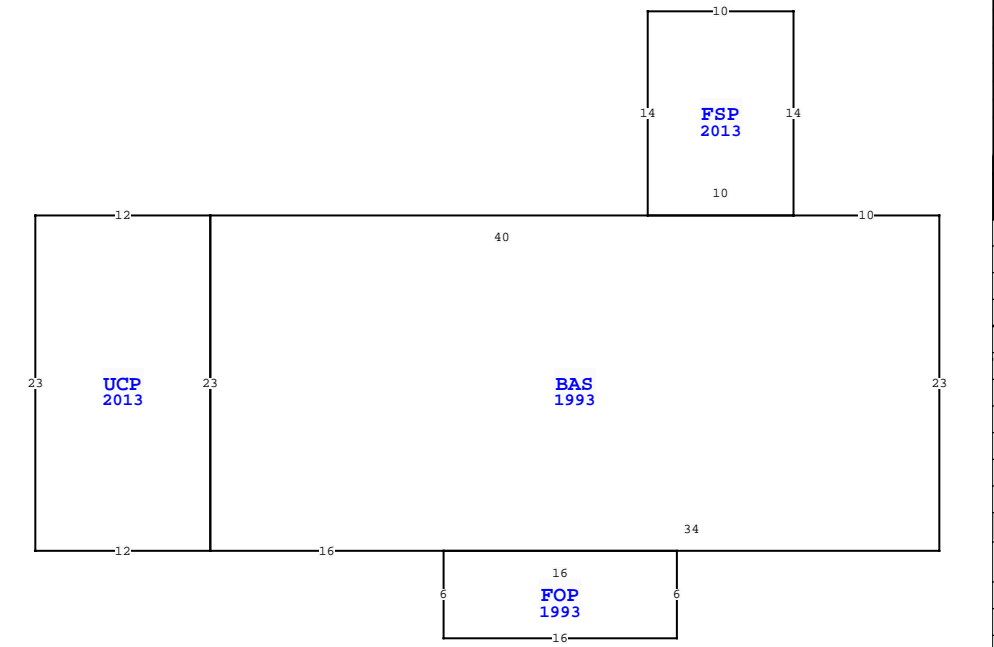
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,290	120.6400	120.64	155,626	1941	1990		0	0	15.75	84.25
1 SINGLE FAM - 100% - 2020 Heated Area: 1150 HX Base Yr 2020												

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	4	34	136.00	SF	6.50	6.50	100	1972	1972	3	22	194	
2	0819	CONC 12"	0	100	3	4	12.00	SF	9.50	9.50	100	1972	1972	3	22	25	
3	0940	SHEDS/PORT	0	100	8	6	48.00	SF	30.00	30.00	100	1985	1985	3	20	288	
4	1242	WD DECK A	0	100	0	0	178.00	SF	10.00	10.00	100	1995	1995	3	20	356	
5	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2000	2000	3	20	128	
6	0858	SCULP CONC	0	100	0	0	54.00	SF	13.00	13.00	100	2000	2000	3	93	653	
7	0825	BRICK	0	100	16	3	48.00	SF	12.50	12.50	100	2000	2000	3	93	558	
8	0940	SHEDS/PORT	0	100	14	10	140.00	SF	30.00	30.00	100	2000	2000	3	20	840	

Quality		03 Quality Level 03	
DOR CODE		0100 SINGLE FAMILY	
MAP NUM		MKT AREA 02	
NEIGHBORHOOD/LOC		2018.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,150	100	1993
FOP	96	30	1993
FSP	140	40	2013
UCP	276	20	2013
TOTALS	1,662		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			131,115
TOTAL MARKET OB/XF VALUE			3,042
TOTAL LAND VALUE - MARKET			130,000
TOTAL MARKET VALUE			264,157
SOH/AGL Deduction			101,787
ASSESSED VALUE			162,370
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			111,648
TOTAL JUST VALUE			264,157
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			257,996



PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2298/1539	8/16/2019	WD Q	Q	I	01	199,000
GRANTOR: BOATRIGHT CURTIS J &						
GRANTEE: YORK BRITAIN C & N						
0884/0797	5/24/1999	WD Q	Q	I		65,500
GRANTOR: DURRANCE KENNETH F JR						
GRANTEE: BOATRIGHT CURTIS J						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/11/2024	MLU

BUILDING NOTES	
BAS=[YR=1993] W10 FSP=[YR=2013] N14 W10 S14 E10\$ W40	
UCP=[YR=2013] W12 S23 E12 N23\$ S23 E16 FOP=[YR=1993] S6 E16	
N6 W16\$ E34 N23\$.	

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	100		RSF	2100.00	100.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							