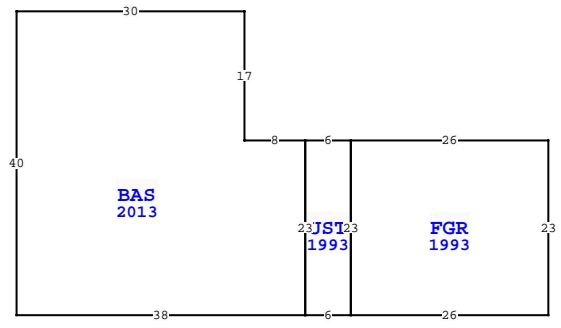
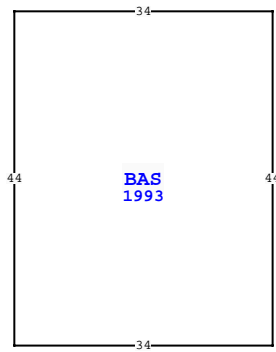


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 50
Exterior Wall	15 CONC BLOCK 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
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		
1	SINGLE FAM	- 100%	- 2024										
Heated Area: 2880 HX Base Yr 2024													



Quality	
DOR CODE	MAP NUM
03 Quality Level 03	
0100 SINGLE FAMILY	02
NEIGHBORHOOD/LOC	2018.00
TOTALS	3,616

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,496	100	1993	1,496	104,889
BAS	1,384	100	2013	1,384	97,036
FGR	598	55	1993	329	23,067
UST	138	45	1993	62	4,347

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	229,339		
TOTAL MARKET OB/XF VALUE	12,773		
TOTAL LAND VALUE - MARKET	260,000		
TOTAL MARKET VALUE	502,112		
SOH/AGL Deduction	360,123		
ASSESSED VALUE	141,989		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	91,267		
TOTAL JUST VALUE	502,112		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	492,285		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2674/60	10/16/2023	SW	U	I	11	100
GRANTOR: COOK DAVID E JR & PAM						
GRANTEE: COOK DAVID E JR & P						
2016/0461	11/30/2015	DG	U	I	11	100
GRANTOR: COOK DAVID EMMETT JR						
GRANTEE: COOK DAVID EMMETT J						

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	1242	WD DECK A	0	100	7	11	77.00	SF	13.50	13.50	100	1999	1999	3	20	208	
2	1242	WD DECK A	0	100	14	4	56.00	SF	10.00	10.00	100	1999	1999	3	20	112	
3	0825	BRICK	0	100	0	0	180.00	SF	12.50	12.50	100	1993	1993	3	88	1,980	
4	0810	CONCRETE A	0	100	3	4	12.00	SF	6.50	6.50	100	1974	1974	3	24	19	
5	0810	CONCRETE A	0	100	9	15	135.00	SF	6.50	6.50	100	1999	1999	3	75	658	
6	0810	CONCRETE A	0	100	0	0	1,174.00	SF	6.50	6.50	100	1999	1999	3	75	5,723	
7	0940	SHEDS/PORT	0	100	10	6	60.00	SF	30.00	30.00	100	1985	1985	3	20	360	
8	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1999	1999	3	20	600	
9	0811	CONCRETE B	0	100	0	0	688.00	SF	5.20	5.20	100	2007	2007	3	87	3,113	

TOTAL OB/XF													
12,773													

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	2200.00	100.00	200.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	260,000							