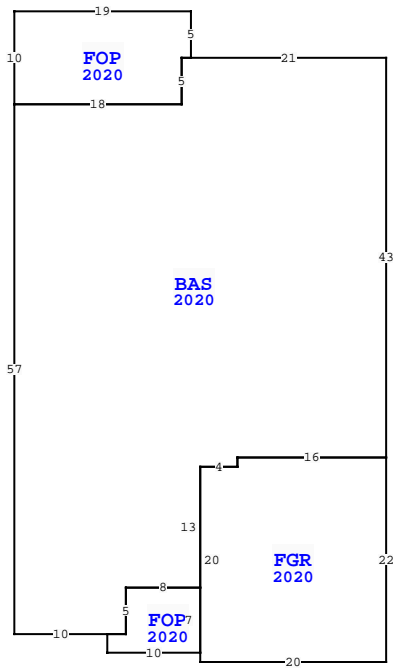


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	01
NEIGHBORHOOD/LOC	2121.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,974	100	2020
FGR	436	55	2020
FOP	60	30	2020
FOP	185	30	2020
TOTALS	2,655		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,288	131.9717	174.20	398,570	2020	2020	0	0	1.50	98.50
1 SNGL FAM - 0% - 2024 Heated Area: 1974 HX Base Yr											



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			392,591
TOTAL MARKET OB/XF VALUE			6,252
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			563,843
SOH/AGL Deduction			0
ASSESSED VALUE			563,843
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			563,843
TOTAL JUST VALUE			563,843
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			529,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190492	CO ISSUED	0	04/15/2020
20190492	NEW CONSTR	269,004	08/30/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2634/1425	4/28/2023	WD Q	Q	I	02	640,000
GRANTOR: CANAL WILLIAM EDWARD						
GRANTEE: MEEHAN THOMAS J & T						
2355/0266	4/17/2020	WD Q	Q	I	02	389,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: CANAL WILLIAM EDWARD						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	0	0	638.00	SF	10.00	10.00	100	2020

BUILDING NOTES		
BLD DATE		
XF DATE		
INC DATE		
LGL DATE	03/31/2025	MLU
LAND DATE		
AG DATE		

BUILDING DIMENSIONS											
BAS=[YR=2020] W21 FOP=[YR=2020] N5 W19 S10 E18 N5 E1 \$ W1 S5 W18 S57 E10 FOP=[YR=2020] S2 E10 FGR=[YR=2020] S1 E20 N22 W16 S1 W4 S20 \$ N7 W8 S5 W2 \$ E2 N5 E8 N13 E4 N1 E16 N43 \$.											

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	0		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							