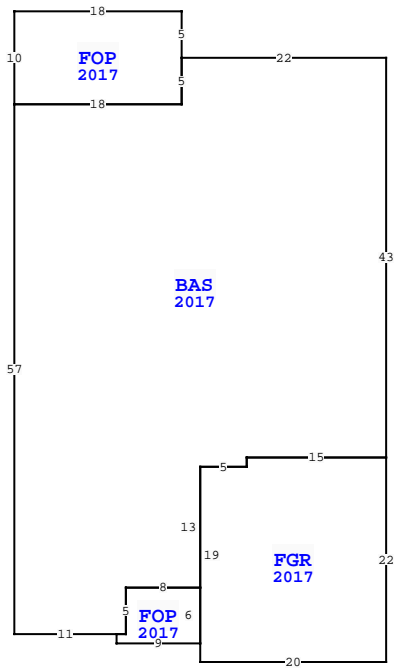


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	90
Roof Cover	12	MODULAR MT	10
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	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	2121.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,975	100	2017
FGR	435	55	2017
FOP	49	30	2017
FOP	180	30	2017
TOTALS	2,639		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,283	134.3384	177.33	404,844	2017	2017	0	0	3.00	97.00
1 SNGL FAM - 100% - 2021 Heated Area: 1975 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			392,699
TOTAL MARKET OB/XF VALUE			6,496
TOTAL LAND VALUE - MARKET			165,000
TOTAL MARKET VALUE			564,195
SOH/AGL Deduction			374,301
ASSESSED VALUE			189,894
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			139,172
TOTAL JUST VALUE			564,195
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			530,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162148	CO ISSUED	0	03/17/2017
20162148	NEW CONSTR	247,211	08/08/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2768/1301	2/13/2025	TD Q	Q	I	02	688,000
GRANTOR: HANSEN VIVIAN REV LIV						
GRANTEE: LAWSON STEVE D & KA						
2387/1438	8/27/2020	WD Q	Q	I	01	426,000
GRANTOR: WOOD DONALD E & LISA						
GRANTEE: HANSEN VIVIAN REVOC						

EXTRA FEATURES															TOTAL OB/XF	
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	2017	2017	3	97	1,940	
2	0855	CONC PAVER	0	100	0	633.00	SF	7.00	7.00	100	2017	2017	3	96	4,254	
3	0855	CONC PAVER	0	100	0	45.00	SF	7.00	7.00	100	2017	2017	3	96	302	
															6,496	

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

BUILDING DIMENSIONS											
BAS=[YR=2017] W22 FOP=[YR=2017] N5 W18 S10 E18 N5\$ S5 W18 S57											
E11 FOP=[YR=2017] S1 E9 FGR=[YR=2017] S2 E20 N22 W15 S1 W5											
S19\$ N6 W8 S5 W1 \$ E1 N5 E8 N13 E5 N1 E15 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	100		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							