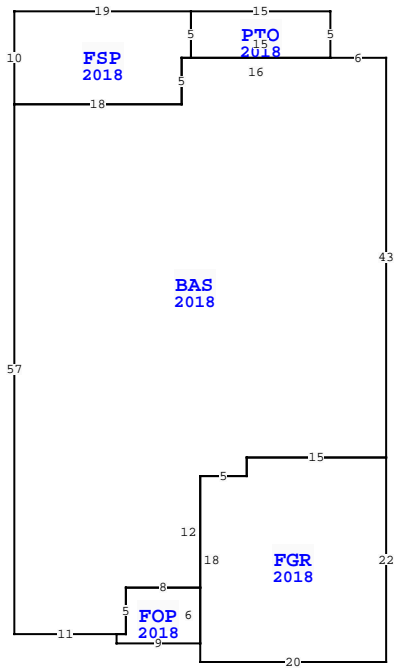


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
BAS	1,980	100
FGR	430	55
FOP	49	30
FSP	185	40
PTO	75	5
TOTALS	2,719	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,309	132.7606	175.24	404,629	2018	2018	0	0	2.50	97.50
1 SNGL FAM - 100% - 2021 Heated Area: 1980 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		394,513
TOTAL MARKET OB/XF VALUE		6,247
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		565,760
SOH/AGL Deduction		249,285
ASSESSED VALUE		316,475
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		265,753
TOTAL JUST VALUE		565,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		531,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181087	CO ISSUED	0	10/22/2018
20181087	NEW CONSTR	254,977	04/02/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2372/0175	6/25/2020	WD Q	Q	I	01	429,000
GRANTOR: MCCANN JAMES P & MALI						
GRANTEE: REHM NANCY J						
2234/0005	10/26/2018	WD Q	Q	I	02	342,200
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: MCCANN JAMES P & MA						

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	100	0	820.00	SF	7.00	7.00	100	2018
2	0855	CONC PAVER	0	100	0	40.00	SF	7.00	7.00	100	2018
3	0855	CONC PAVER	0	100	0	60.00	SF	7.00	7.00	100	2018

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
1	000100	C	RES	100		RLM	0.00	0.00	1.00	LT	1.00

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

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2018;ORIG=0,0] W6 W16 S5 W18 S57 E11 E1 N5 E8 N12 E5 N2 E15 N43 \$											
FGR=[YR=2018;ORIG=-20,63] S2 E20 N22 W15 S2 W5 S18 \$											
FSP=[YR=2018;ORIG=-21,-5] W19 S10 E18 N5 E1 N5 \$											
PTO=[YR=2018;ORIG=-6,0] N5 W15 S5 E15 \$											
FOP=[YR=2018;ORIG=-29,62] S1 E9 N6 W8 S5 W1 \$											

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	% 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							