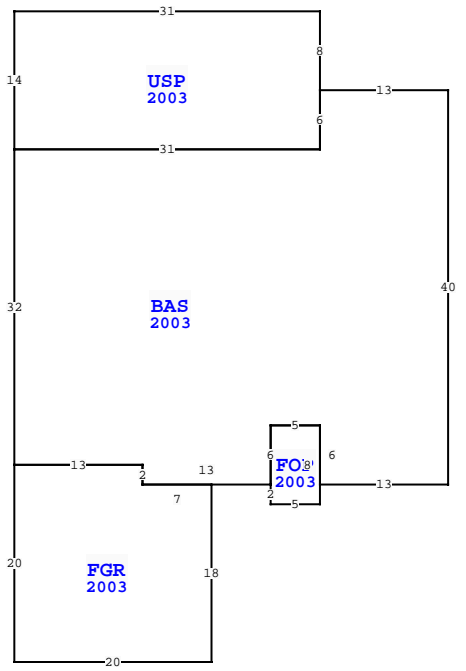


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 02
NEIGHBORHOOD/LOC	2013.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,518	100
FGR	386	55
FOP	40	30
USP	434	30
TOTALS	2,378	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,872	128.3653	169.44	317,192	2003	2003	0	0	10.00	90.00
1 SNGL FAM - 100% - 2025 Heated Area: 1518 HX Base Yr 2025											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			285,473
TOTAL MARKET OB/XF VALUE			3,316
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			428,789
SOH/AGL Deduction			205,133
ASSESSED VALUE			223,656
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			172,934
TOTAL JUST VALUE			428,789
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			388,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230013859	USP 14*31-PTO	13,931	10/27/2023
230006829	REMODEL KITCHEN,M	130,000	05/24/2023
B0210058	NEW CONSTR	111,627	08/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2639/1367	5/15/2023	WD Q	Q	I	01	475,000
GRANTOR: ANAGNOSTOU NICHOLAS M						
GRANTEE: BEATTIE DAVID A ET						
2273/1380	5/10/2019	WD Q	Q	I	01	253,900
GRANTOR: HUGHES WILLIAM E & BE						
GRANTEE: ANAGNOSTOU NICHOLAS						

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	0811	CONCRETE B	0	100	0	665.00	SF	5.20	5.20	100	2003	2003	3	82	2,836	
2	0810	CONCRETE A	0	100	0	90.00	SF	6.50	6.50	100	2003	2003	3	82	480	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/01/2025	MLU

BUILDING NOTES	
BAS=[YR=2003;ORIG=0,0] W13 S6 W31 S32 E13 S2 E13 N6 E5 S6 E13 N40 \$	
USP=[YR=2003;ORIG=-13,0] N8 W31 S14 E31 N6 \$	
FGR=[YR=2003;ORIG=-44,38] S20 E20 N18 W7 N2 W13 \$	
FOP=[YR=2003;ORIG=-18,40] S2 E5 N8 W5 S6 \$	

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							