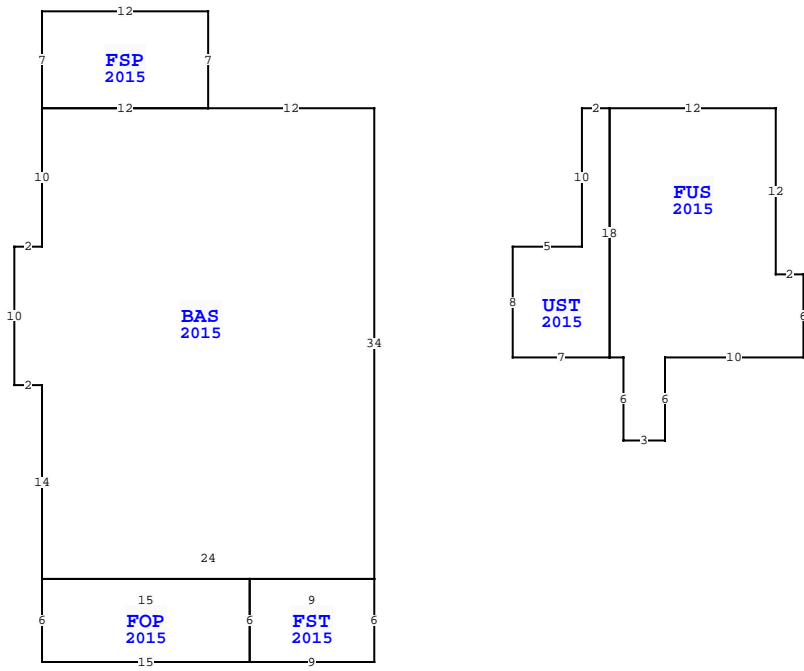


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC		3038.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	836	100	2015
FOP	90	30	2015
FSP	84	40	2015
FST	54	55	2015
FUS	246	100	2015
UST	76	45	2015
TOTALS	1,386		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,207	130.5920	172.38	208,063	2015	2015	0	0	4.00	96.00
1 SNGL FAM - 0% - 2024 Heated Area: 1082 HX Base Yr											



NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE			199,740	
TOTAL MARKET OB/XF VALUE			0	
TOTAL LAND VALUE - MARKET			225,000	
TOTAL MARKET VALUE			424,740	
SOH/AGL Deduction			0	
ASSESSED VALUE			424,740	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			424,740	
TOTAL JUST VALUE			424,740	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			415,135	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429701	NEW CONSTR	122,427	12/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2634/1660	4/21/2023	WD Q	I	01	552,300	
GRANTOR: CRONIN DAVID STUART T						
GRANTEE: VALVERDE JOSE LUIS						
2602/1822	11/14/2022	WD U	I	11	100	
GRANTOR: CRONIN DAVID						
GRANTEE: CRONIN DAVID STUART						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

BUILDING NOTES			

BUILDING DIMENSIONS
 BAS=[YR=2015] W12 FSP=[YR=2015] N7 W12 S7 E12\$ W12 S10 W2 S10 E2 S14 FOP=[YR=2015] S6 E15 FST=[YR=2015] E9 N6 W9 S6\$ N6 W15\$ E24 N34\$ PTR= E15 UST=[YR=2015] E2 FUS=[YR=2015] E12 S12 E2 S6 W10 S6 W3 N6 W1 N18\$ S18 W7 N8 E5 N10\$ W15\$.

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	DPHT 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		RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	225,000							