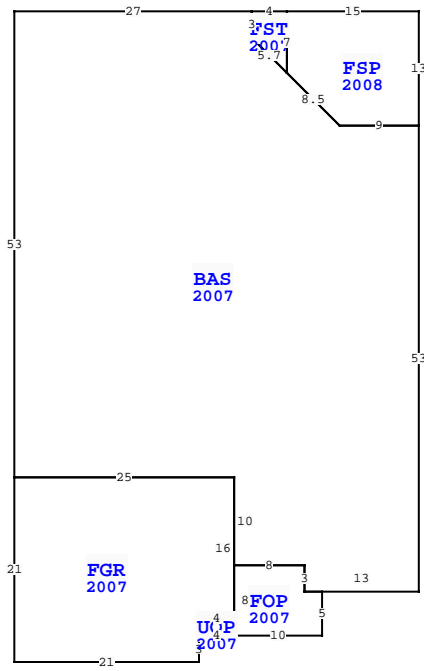


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1079.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,490	100	2007
FGR	505	55	2007
FOP	74	30	2007
FSP	177	40	2008
FST	20	55	2007
UOP	8	20	2007
TOTALS	3,274		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,874	105.1860	182.81	525,396	2007	2007	0	0	8.50	91.50
1 SFR CUST - 100% - 2017 Heated Area: 2490 HX Base Yr 2017											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			480,737
TOTAL MARKET OB/XF VALUE			7,682
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			638,419
SOH/AGL Deduction			280,674
ASSESSED VALUE			357,745
TOTAL EXEMPTION VALUE	HX HB DX		55,722
BASE TAXABLE VALUE			302,023
TOTAL JUST VALUE			638,419
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			616,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071857	OTHER	1,640	10/03/2007
20071333	H/AC	6,846	07/18/2007
20070858	OTHER	5,725	05/16/2007
20070784	ELEC OTHER	2,000	05/07/2007
20070481	NEW CONSTR	250,000	03/22/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2041/1331	4/18/2016	TD	Q	I	01	375,300
GRANTOR: DUNNEGAN JANET L ET A						
GRANTEE: COLLINS JOHN DENNIS						
1568/0598	5/27/2008	WD	Q	I		333,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: DUNNEGAN JANET L TR						

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
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90
2	0855	CONC PAVER	0	100	0	628.00	SF	10.00	10.00	100	2007	2007	3	87
3	0855	CONC PAVER	0	100	16	48.00	SF	10.00	10.00	100	2007	2007	3	87

BUILDING NOTES			
BLD DATE		LGL DATE	03/13/2024
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

BUILDING DIMENSIONS														
FSP=[YR=2008] W15 FST=[YR=2007] W4 BAS=[YR=2007] W27 S53														
FGR=[YR=2007] S21 E21 N3 UOP=[YR=2007] E4 FOP=[YR=2007] E10														
N5 W2 N3 W8 S8\$ N2 W4 S2\$ N2 E4 N16 W25\$ E25 S10 E8 S3 E13														
N53 W9 L6 U6 L4 U4 N3\$ S3 D4 R4 N7\$ S7 D6 R6 E9 N13\$														

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							