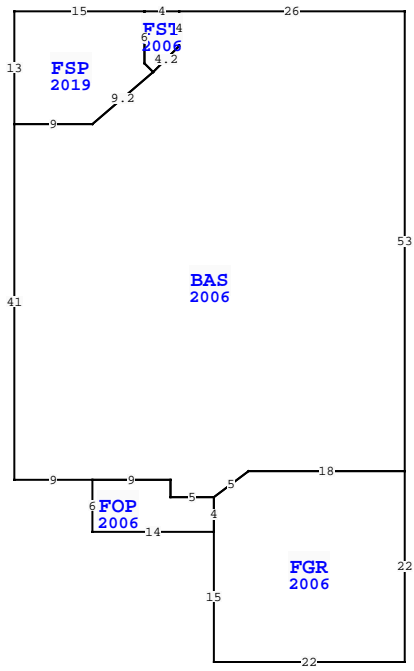


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	60		
Interior Floo	11	CLAY TILE	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,221	100	2006	2,221	401,150
FGR	478	55	2006	263	47,502
FOP	74	30	2006	22	3,974
FSP	181	40	2019	72	13,005
FST	23	55	2006	13	2,348
TOTALS	2,977			2,591	467,978

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2022								
					Heated Area: 2221						
						HX Base Yr 2022					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			467,978
TOTAL MARKET OB/XF VALUE			7,619
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			625,597
SOH/AGL Deduction			54,060
ASSESSED VALUE			571,537
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			520,815
TOTAL JUST VALUE			625,597
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			604,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061571	H/AC	5,455	07/06/2006
20061429	ELEC OTHER	4,350	06/23/2006
20061103	OTHER	6,852	05/18/2006
20060686	DEMOLITION	0	04/03/2006
C0060687	CO ISSUED	250,000	10/01/2005
20060687	NEW CONSTR	250,000	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2411/0606	11/19/2020	WD	Q	I	01	450,000
GRANTOR: LUDWIG JAMES F & SYLV						
GRANTEE: GOGGIN TIMOTHY JOHN						
2021/1066	12/28/2015	WD	Q	I	01	345,000
GRANTOR: HAYNES GEOFFREY N &						
GRANTEE: LUDWIG JAMES F & SY						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0855	CONC PAVER	0	100	0	592.00	SF	10.00	10.00	100	2006	2006	3	86	5,091	
3	0855	CONC PAVER	0	100	29	87.00	SF	10.00	10.00	100	2006	2006	3	86	748	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2006] W26 FST=[YR=2006] W4 FSP=[YR=2019] W15 S13 E9 R7 U6 U1 L1 N6\$ S6 R1 D1 R3 U3 N4\$ S4 D3 L3 D6 L7 W9 S41 E9 FOP=[YR=2006] S6 E14 FGR=[YR=2006] S15 E22 N22 W18 L4 D3 S4\$ N4 W5 N2 W9\$ E9 S2 E5 U3 R4 E18 N53\$.	

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							