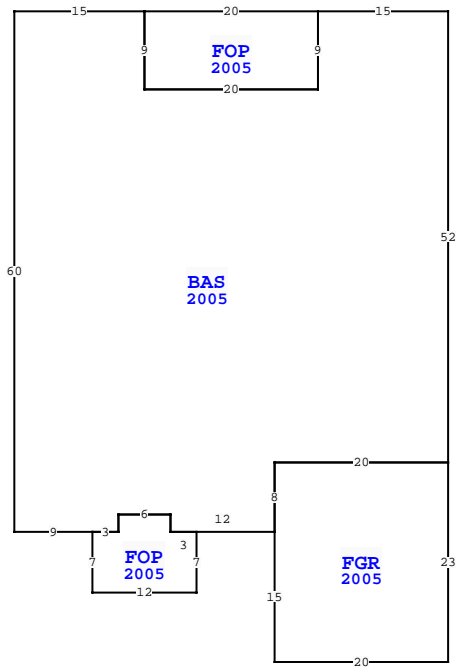


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	70
Interior Floo	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	2,648	100	2005
FGR	460	55	2005
FOP	96	30	2005
FOP	180	30	2005
TOTALS	3,384		

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%	- 2023							
					Heated Area: 2648						
					HX Base Yr 2023						



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		536,791
TOTAL MARKET OB/XF VALUE		15,749
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		702,540
SOH/AGL Deduction		18,178
ASSESSED VALUE		684,362
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		633,640
TOTAL JUST VALUE		702,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		678,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210756	REPAIR/RRF	0	11/05/2021
20122200	GAS LINE	800	10/25/2012
20111453	H/AC	6,400	08/24/2011
20071226	XFOB	4,700	07/03/2007
20061423	REMODEL	1,000	06/22/2006
20061303	GARAGE	2,000	06/08/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2593/0736	9/28/2022	WD Q	Q	I	01	875,000
GRANTOR: WHITE VICKI ELLEN						
GRANTEE: DOUGLAS FAMILY TRUS						
1497/0468	5/07/2007	WD Q	Q	I		470,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WHITE VICKI ELLEN						

EXTRA FEATURES															BLD DATE		LGL DATE		
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	INC DATE	AG DATE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080			
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080			
3	0855	CONC PAVER	0	100	0	0	698.00	SF	10.00	10.00	100	2006	2006	3	86	6,003			
4	0855	CONC PAVER	0	100	26	4	104.00	SF	10.00	10.00	100	2006	2006	3	86	894			
5	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50	6.50	100	2005	2005	3	84	655			
6	1126	CB/STC 8"	0	100	0	0	185.00	SF	8.00	8.00	100	2005	2005	3	84	1,243			
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	24	240			
8	0912	SCRN RM G	0	100	11	21	231.00	SF	10.00	10.00	100	2006	2006	3	24	554			
															TOTAL OB/XF		15,749		

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	DPTH 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							