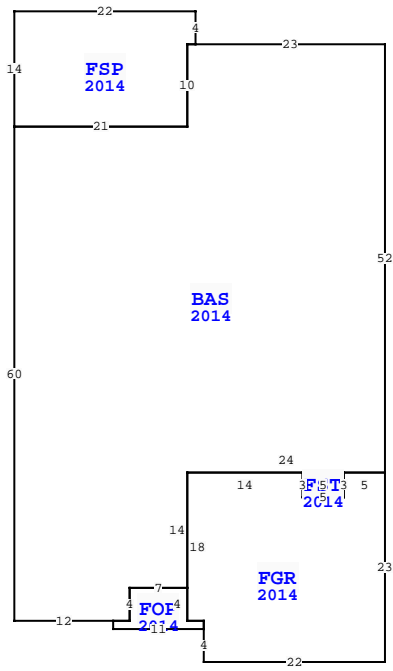


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2,480	100	2014
FGR	527	55	2014
FOP	39	30	2014
FSP	298	40	2014
FST	15	55	2014
TOTALS	3,359		
			2,909
			537,731

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%	- 2015								
				Heated Area:	2480			HX Base Yr	2015		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			537,731
TOTAL MARKET OB/XF VALUE			6,697
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			694,428
SOH/AGL Deduction			306,500
ASSESSED VALUE			387,928
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			337,206
TOTAL JUST VALUE			694,428
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			669,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141095	FSP	985	05/27/2014
20132878	NEW CONSTR	275,063	12/26/2013
20132880	ROOF	3,000	12/26/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2791/964	5/30/2025	WD Q	I	01		800,000
GRANTOR: ZEHNLE SCOTT E & BOUA						
GRANTEE: COWSER KEVIN D						
2606/0832	11/29/2022	LE U	I	11		100
GRANTOR: ZEHNLE SCOTT E & BOUA						
GRANTEE: ZEHNLE TIFFANY MARI						

EXTRA FEATURES												TOTAL OB/XF		6,697		
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	0855	CONC PAVER	0	100	0	573.00	SF	7.00	7.00	100	2014	2014	3	94	3,770	
2	0855	CONC PAVER	0	100	0	153.00	SF	7.00	7.00	100	2014	2014	3	94	1,007	
3	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	96	1,920	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2014] W23 FSP=[YR=2014] N4 W22 S14 E21 N10 E1\$ W1 S10 W21 S60 E12 FOP=[YR=2014] S1 E11 FGR=[YR=2014] S4 E22 N23 W5 FST=[YR=2014] W5 S3 E5 N3\$ S3 W5 N3 W14 S18 E2 S1\$ N1 W2 N4 W7 S4 W2\$ E2 N4 E7 N14 E24 N52 \$.	

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							