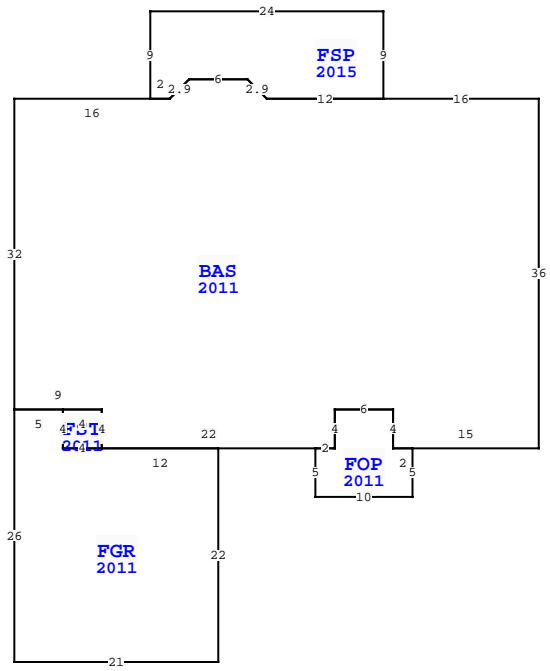


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	1,900	100	2011
FGR	482	55	2011
FOP	74	30	2011
FSP	200	40	2015
FST	16	55	2011
TOTALS	2,672		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,276	114.7580	199.45	453,948	2011	2011	0	0	6.50	93.50
1 SFR CUST - 100% - 2023 Heated Area: 1900 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			424,441
TOTAL MARKET OB/XF VALUE			13,273
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			587,714
SOH/AGL Deduction			14,942
ASSESSED VALUE			572,772
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			522,050
TOTAL JUST VALUE			587,714
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			568,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110174	OTHER	2,000	02/07/2011
20101925	H/AC	4,950	11/05/2010
20101798	NEW CONSTR	5,520	10/18/2010
20101725	NEW CONSTR	2,000	10/05/2010
20101217	NEW CONSTR	186,203	07/26/2010
20101218	REPAIR/RRF	3,000	07/26/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2683/1823	12/08/2023	WD	U	I	11	100
GRANTOR: CERRA DONALD & NANCY						
2462/0808	5/14/2021	WD	Q	I	02	510,000
GRANTOR: GAMBRELL EDWARD JR &						
GRANTEE: CERRA DONALD & NANCY						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2011
2	0855	CONC PAVER	0	100	0	1,097.00	SF	10.00	10.00	100	2011

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

BUILDING DIMENSIONS											
BAS=[YR=2011] W16 FSP=[YR=2015] N9 W24 S9 E2 U2 R2 E6 D2 R2 E12\$ W12 U2 L2 W6 D2 L2 W16 S32 FGR=[YR=2011] S26 E21 N22 W12 FST=[YR=2011] N4 W4 S4 E4\$ W4 N4 W5 \$ E9 S4 E22 POP=[YR=2011] S5 E10 N5 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E15 N36\$.											

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							