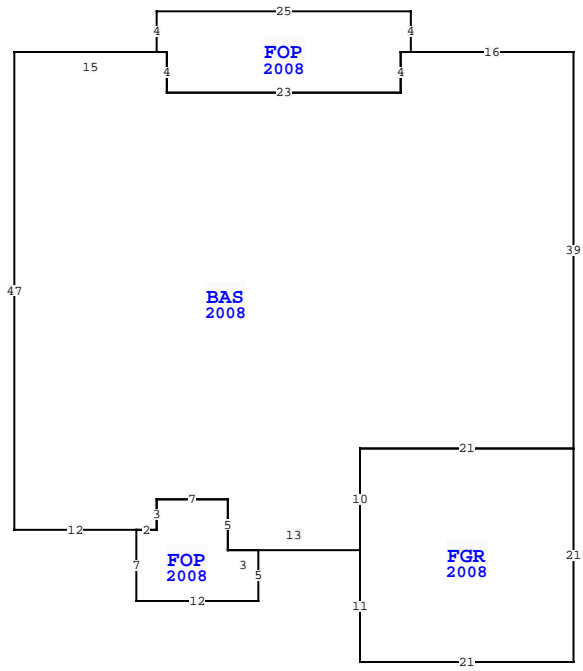


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	2,330	100	2008
FGR	441	55	2008
FOP	99	30	2008
FOP	192	30	2008
TOTALS	3,062		

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%	- 2025								
Heated Area: 2330						HX Base Yr 2025					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			448,912
TOTAL MARKET OB/XF VALUE			9,302
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			608,214
SOH/AGL Deduction			0
ASSESSED VALUE			608,214
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			557,492
TOTAL JUST VALUE			608,214
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			587,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071874	H/AC	5,590	10/08/2007
20071589	ELEC OTHER	2,000	08/27/2007
20071583	OTHER	5,190	08/23/2007
20071419	CO ISSUED	250,000	07/31/2007
20071419	NEW CONSTR	250,000	07/31/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2751/296	11/18/2024	WD Q	Q	I	02	750,000
GRANTOR: COE STEPHEN M & CONNI						
GRANTEE: BOERI JAMES M & DON						
2624/1463	3/10/2023	WD Q	Q	I	01	666,300
GRANTOR: OFFERPAD POINT LLC						
GRANTEE: COE STEPHEN M & CON						

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	2008	2008	3	91	1,820	
2	0855	CONC PAVER	0	100	27	4	SF	10.00	10.00	100	2008	2008	3	88	950	
3	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2008	2008	3	88	4,752	
4	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2009	2009	3	89	1,780	
<b>TOTAL OB/XF</b>															9,302	

BLD DATE		01/23/2008	DJ	LGL DATE	03/13/2024	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2008] W16 FOP=[YR=2008] N4 W25 S4 E1 S4 E23 N4 E1\$ W1 S4 W23 N4 W15 S47 E12 FOP=[YR=2008] S7 E12 N5 W3 N5 W7 S3 W2\$ E2 N3 E7 S5 E13 FGR=[YR=2008] S11 E21 N21 W21 S10\$ N10 E21 N39\$.	

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							