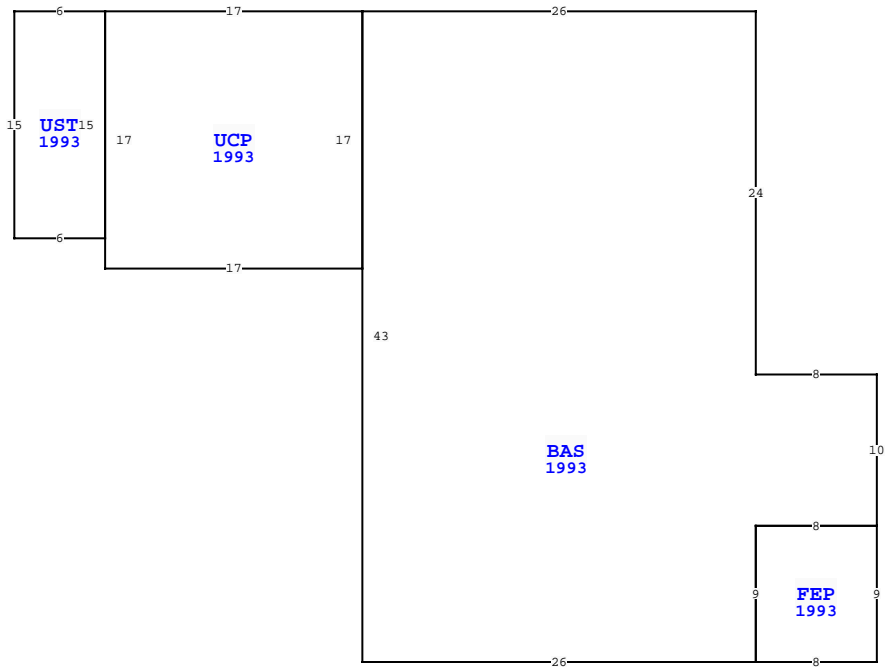


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	03 PLASTER 50
Interior Wall	04 PLYWOOD 50
Interior Floo	12 HARDWOOD 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1008.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,354	119.6000	157.87	213,756	1940	1998	0	0	12.75	87.25
1 SNGL FAM - 100% - 2020 Heated Area: 1198 HX Base Yr 2020											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,198	100	1993	1,198	165,014
FEP	72	80	1993	58	7,989
UCP	289	20	1993	58	7,989
UST	90	45	1993	40	5,510
TOTALS	1,649			1,354	186,502

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			186,502
TOTAL MARKET OB/XF VALUE			3,997
TOTAL LAND VALUE - MARKET			322,000
TOTAL MARKET VALUE			512,499
SOH/AGL Deduction			245,216
ASSESSED VALUE			267,283
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			216,561
TOTAL JUST VALUE			512,499
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			494,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100639	REPAIR/RRF	2,000	04/22/2010
20091326	REPAIR/RRF	11,750	09/30/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/1568	5/28/2025	LE U		I	11	100
GRANTOR: HECKER ARLENE						
GRANTEE: HECKER STEVEN						
2161/0399	12/01/2017	WD Q		I	01	273,000
GRANTOR: SCOTT STEPHEN L II &						
GRANTEE: HECKER ARLENE						

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	0810	CONCRETE A	0	100	0	305.00	SF	6.50	6.50	100	1940	1940	3	20	397	
2	0940	SHEDS/PORT	0	100	8	80.00	SF	30.00	30.00	100	1985	1985	3	20	480	
3	0810	CONCRETE A	0	100	50	550.00	SF	6.50	6.50	100	1986	1986	3	47	1,680	
4	0940	SHEDS/PORT	0	100	10	160.00	SF	30.00	30.00	100	1990	1990	3	20	960	
5	0940	SHEDS/PORT	0	100	8	80.00	SF	30.00	30.00	100	1990	1990	3	20	480	
TOTAL OB/XF															3,997	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/25/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W8 N24 W26 UCP=[YR=1993] W17 UST=[YR=1993] W6 S15 E6N15\$ S17 E17 N17\$ S43 E26 FEP=[YR=1993] E8 N9 W8 S9\$ N9 E8 N10\$.	

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	0006	R-1	100.00	148.00	100.00	FF	1	1.15	1.00	1.15	2,800.00	3,220.00	322,000							