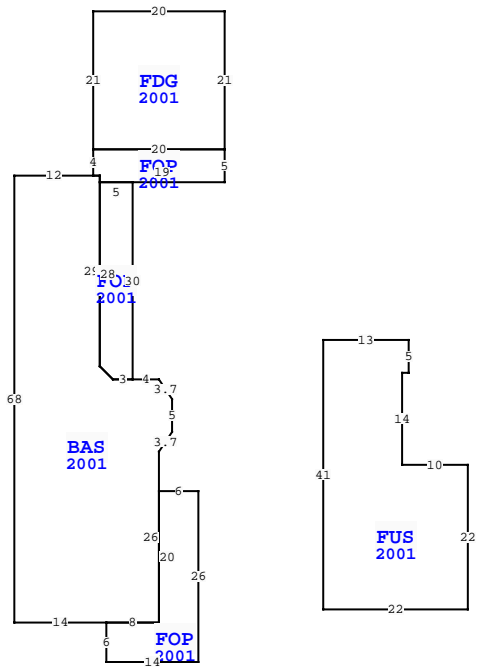


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,235	100	2001
FDG	420	60	2001
FOP	99	30	2001
FOP	148	30	2001
FOP	204	30	2001
FUS	717	100	2001
TOTALS	2,823		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 100%	- 2023								
				Heated Area:	1952			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			445,944
TOTAL MARKET OB/XF VALUE			5,706
TOTAL LAND VALUE - MARKET			160,000
TOTAL MARKET VALUE			611,650
SOH/AGL Deduction			249,816
ASSESSED VALUE			361,834
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			311,112
TOTAL JUST VALUE			611,650
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			586,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2004202	NEW CONSTR	121,000	10/19/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2577/1831	7/11/2022	WD Q	Q	I	01	689,000
GRANTOR: WATKINS MICHAEL T & D						
GRANTEE: BOLE KATHERINE E						
1945/0706	10/31/2014	WD Q	Q	I	01	345,000
GRANTOR: MIKLAS JOEL R						
GRANTEE: WATKINS MICHAEL T &						

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	644.00	SF	6.50	6.50	100	2001	2001	3	79	3,307	
2	0810	CONCRETE A	0	100	16	48.00	SF	6.50	6.50	100	2001	2001	3	79	246	
3	0819	CONC 12"	0	100	4	20.00	SF	9.50	9.50	100	2001	2001	3	79	150	
4	1126	CB/STC 8"	0	100	39	78.00	SF	8.00	8.00	100	2001	2001	3	79	493	
5	0470	VNYL GATE	0	100	0	2.00	UT	300.00	300.00	100	2001	2001	3	52	312	
6	0476	VF 6 SBPL	0	100	0	70.00	LF	32.00	32.00	100	2001	2001	3	52	1,165	
7	0476	VF 6 SBPL	0	100	0	4.00	LF	16.00	16.00	100	2001	2001	3	52	33	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/08/2025	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS									
FDG=[YR=2001] W20 S21 FOP=[YR=2001] S4 BAS=[YR=2001] W12 S68 E14 FOP=[YR=2001] S6 E14 N26 W6 S20 W8 \$ E8 N26 R2 U3 N5 U3 L2 W4 FOP=[YR=2001] N30 W5S28 R2 D2 E3 \$ W3 L2 U2 N29 W1 \$ E1 S1 E19 N5 W20 \$ E20 N21\$ PTR= E15S50 FUS=[YR=2001] E13 S5 W1 S14 E10 S22 W22 N41\$ N50W15 \$ .									

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		R-2	0.00	0.00	32.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	160,000							