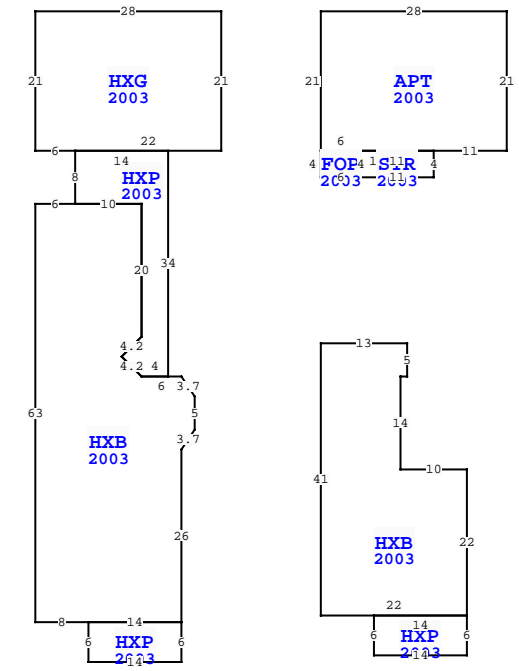


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3.5	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
APT	588	100	2003
FOP	24	30	2003
HXB	717	100	2003
HXB	1,237	100	2003
HXG	588	55	2003
HXP	84	30	2003
HXP	84	30	2003
HXP	225	30	2003
STR	44	10	2003
TOTALS	3,591		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	-	79.99%	-	2013						
Heated Area: 2542						HX Base Yr 2013					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		569,504	
TOTAL MARKET OB/XF VALUE		8,133	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		737,637	
SOH/AGL Deduction		372,539	
ASSESSED VALUE		365,098	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		314,376	
TOTAL JUST VALUE		737,637	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		714,133	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
021426	NEW CONSTR	38,000	08/21/2002
011664	NEW CONSTR	162,060	07/20/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2295/1700	7/31/2019	WD	U	I	11	100
GRANTOR: SHERMAN LEE A &						
GRANTEE: LAS REVOCABLE LIVIN						
1783/0918	3/15/2012	WD	Q	I	02	350,000
GRANTOR: CROSSMAN ARTHUR W & A						
GRANTEE: SHERMAN LEE A & BEV						

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	0500	FP-PRE FAB	0	100	0	0			1.00	UT	5,250.00	5,250.00	100	2003	2003	3	86	4,515	
2	0810	CONCRETE A	0	100	16	26			416.00	SF	6.50	6.50	100	2003	2003	3	82	2,217	
3	0810	CONCRETE A	0	100	8	6			48.00	SF	6.50	6.50	100	2003	2003	3	82	256	
4	0810	CONCRETE A	0	100	11	5			55.00	SF	6.50	6.50	100	2003	2003	3	82	293	
5	0470	VNYL GATE	0	100	0	0			1.00	UT	300.00	300.00	100	2003	2003	3	58	174	
6	0471	VINYL FNC	0	100	0	0			10.00	LF	32.00	32.00	100	2003	2003	3	58	186	
7	0471	VINYL FNC	0	100	0	0			53.00	LF	16.00	16.00	100	2003	2003	3	58	492	
TOTAL OB/XF															8,133				

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

BUILDING DIMENSIONS														
HXG=[YR=2003] W28 S21 E6 HXP=[YR=2003] S8 HXB=[YR=2003] W6														
S63 E8 HXP=[YR=2003] S6 E14 N6 W14\$ E14 N26 R2 U3 N5 U3 L2 W6														
U3 L3 U3 R3 N20 W10\$ E10 S20 L3 D3 D3 R3 E4 N34 W14\$ E22														
N21\$ PTR=E15S25 FOP=[YR=2003] N4 APT=[YR=2003] N21E28 S21 W11														
STR=[YR=2003] W11S4E11N4\$ W17\$ E6 S4 W6\$N25 W15\$ PTR=E15S50														
HXB=[YR=2003] E13 S5W1 S14 E10 S22 HXP=[YR=2003] S6 W14 N6														
E14\$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	0003	R-2	0.00	0.00	32.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	160,000							