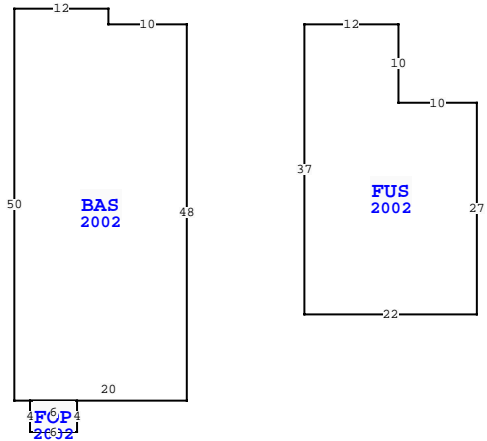
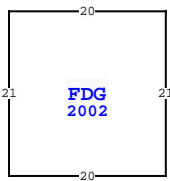


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	12	HARDWOOD	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	1,080	100	2002
FDG	420	60	2002
FOP	24	30	2002
FUS	714	100	2002
TOTALS	2,238		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 100%	- 2025								
				Heated Area:	1794			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			385,332
TOTAL MARKET OB/XF VALUE			2,452
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			497,784
SOH/AGL Deduction			263,925
ASSESSED VALUE			233,859
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			183,137
TOTAL JUST VALUE			497,784
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			481,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
011662	NEW CONSTR	122,520	07/20/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2752/538	11/21/2024	WD	Q	I	01	615,000
GRANTOR: BRANDT FAMILY REVOCAB						
GRANTEE: GREEN LINDA HART &						
2405/0780	11/02/2020	WD	Q	I	01	425,000
GRANTOR: WOODWARD SCOTT H & LU						
GRANTEE: BRANDT FAMILY REVOC						

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	17	16			6.50	100	2002	2002	3	80	1,414	
2	0810	CONCRETE A	0	100	0	0			6.50	100	2002	2002	3	80	463	
3	0810	CONCRETE A	0	100	11	3			6.50	100	2002	2002	3	80	172	
4	0470	VNYL GATE	0	100	0	0			300.00	100	2002	2002	3	55	165	
5	0476	VF 6 SBPL	0	100	0	0			16.00	100	2002	2002	3	55	238	

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

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=2002] W10 N2 W12 S50 E2 FOP=[YR=2002] S4 E6 N4 W6 \$ E20 N48 \$ PTR= E15 FUS=[YR=2002] E12 S10E10 S27 W22 N37 \$W15 \$ PTR=N10 FDG=[YR=2002] N21 W20 S21 E20 \$S10 \$.	

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	22.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	110,000							