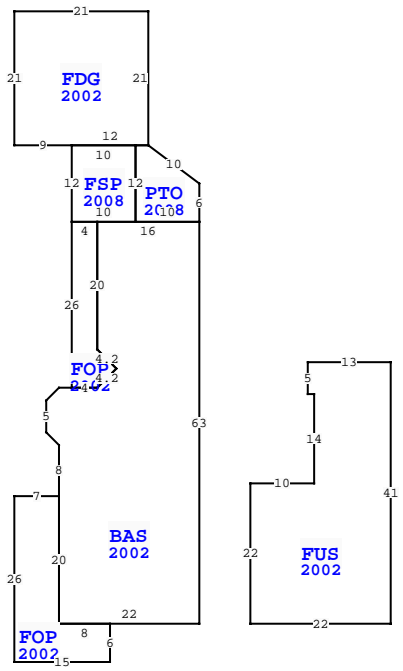


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	70
Interior Floo	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	2002
FDG	441	60	2002
FOP	113	30	2002
FOP	230	30	2002
FSP	120	40	2008
FUS	717	100	2002
PTO	96	5	2008
TOTALS	2,952		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 100%	- 2024		526,925	2002	2002	0	0	11.00	89.00
				Heated Area:	1952			HX Base Yr	2024		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			468,963
TOTAL MARKET OB/XF VALUE			3,511
TOTAL LAND VALUE - MARKET			160,000
TOTAL MARKET VALUE			632,474
SOH/AGL Deduction			7,298
ASSESSED VALUE			625,176
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			574,454
TOTAL JUST VALUE			632,474
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			607,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102122	H/AC	2,000	12/13/2010
20080799	XFOB	3,666	05/12/2008
011661	NEW CONSTR	158,640	07/20/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2558/1771	4/28/2022	WD Q	Q	I	01	670,000
GRANTOR: HOYT RICHARD L & JUDI						
GRANTEE: ROWLEY SCOTT D & PH						
2012/0405	11/02/2015	WD Q	Q	I	02	329,000
GRANTOR: NEVILLE ROBERT C &						
GRANTEE: HOYT RICHARD L & JU						

EXTRA FEATURES															BLD DATE		LGL DATE		
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	LAND DATE	AG DATE
1	0810	CONCRETE A	0	100	13	16	208.00	SF	6.50	6.50	100	2002	2002	3	80	1,082		05/08/2025	MLU
2	0810	CONCRETE A	0	100	10	2	20.00	SF	6.50	6.50	100	2002	2002	3	80	104			
3	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	2002	2002	3	80	359			
4	0476	VF 6 SBPL	0	100	0	0	77.00	LF	32.00	32.00	100	2002	2002	3	55	1,355			
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2002	2002	3	55	165			
6	0910	SCRN RM L	0	100	0	0	96.00	SF	15.00	15.00	100	2008	2008	3	31	446			
TOTALS																	3,511		

BUILDING NOTES			
BLDING DIMENSIONS			

FDG=[YR=2002] W2LS21E9 FSP=[YR=2008] S12 FOP=[YR=2002] S26
 BAS=[YR=2002] W2 D2 L2 S5 D2 R2 S8 FOP=[YR=2002]
 W7S26E15N6W8 N20\$ S20E22N63 PTO=[YR=2008] N6 U6 L8
 W2S12E10\$ W16S20 D3 R3 L3 D3 W4\$ E4 R3 U3 U3 L3 N20W4\$ E10
 N12W10\$ E12N21\$ PTR=S55E25 FUS=[YR=2002]
 S5E1S14W10S22E22N41W13 \$ W25N55\$.

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							