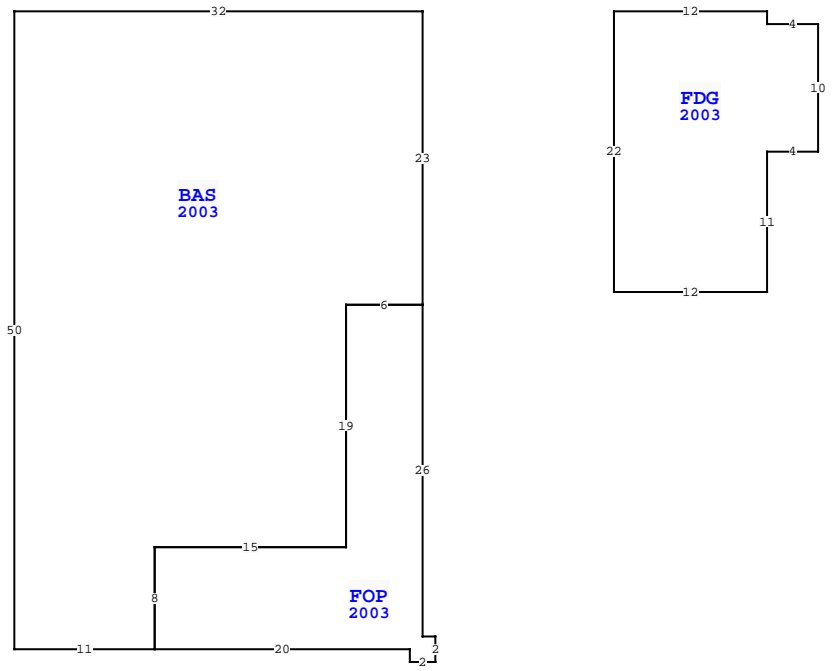


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	80
Exterior Wall	23	REINF CONC	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,318	100	2003
FDG	304	60	2003
FOP	285	30	2003
TOTALS	1,907		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR CUST	- 100%	- 2022									
Heated Area: 1318					HX Base Yr 2022							



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			339,387
TOTAL MARKET OB/XF VALUE			5,739
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			545,126
SOH/AGL Deduction			140,855
ASSESSED VALUE			404,271
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			353,549
TOTAL JUST VALUE			545,126
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			489,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060836	DEMOLITION	0	04/24/2006
021316	NEW CONSTR	90,400	07/31/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2431/1281	2/05/2021	WD Q	Q	I	02	426,000
GRANTOR: STRAITS ROBERT A & KA						
GRANTEE: LONG WILLIAM JOSEPH						
2021/0583	12/24/2015	WD Q	Q	I	01	325,000
GRANTOR: CLIFF RACHEL J						
GRANTEE: STRAITS ROBERT A &						

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	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0810	CONCRETE A	0	100	41	10	SF	6.50	6.50	100	2003	2003	3	82	2,185	
3	0810	CONCRETE A	0	100	23	3	SF	6.50	6.50	100	2003	2003	3	82	368	
4	0810	CONCRETE A	0	100	8	3	SF	6.50	6.50	100	2003	2003	3	82	128	
5	1243	WD DECK F	0	100	2	10	SF	8.00	8.00	100	2003	2003	3	20	32	
6	1243	WD DECK F	0	100	2	5	SF	8.00	8.00	100	2003	2003	3	20	16	

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	40.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	200,000							