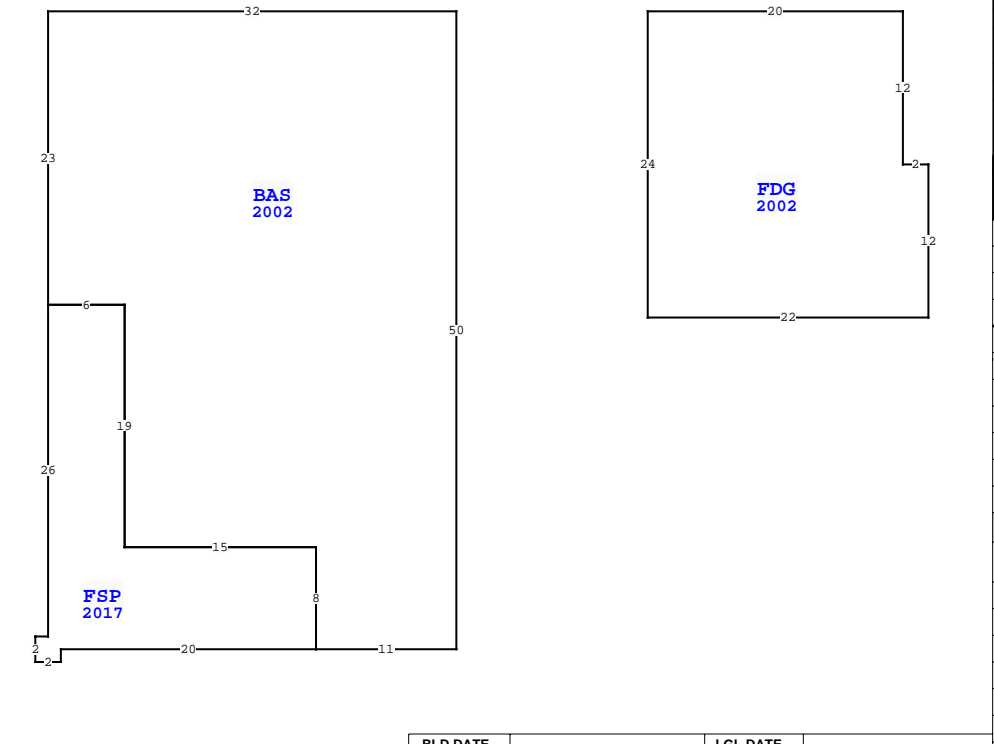


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	80
Exterior Wall	23	REINF CONC	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	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	2002
FDG	504	60	2002
FSP	285	40	2017
TOTALS	2,107		

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%	- 2018									
Heated Area: 1318					HX Base Yr 2018							



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			373,891
TOTAL MARKET OB/XF VALUE			9,551
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			583,442
SOH/AGL Deduction			252,944
ASSESSED VALUE			330,498
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			274,776
TOTAL JUST VALUE			583,442
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			526,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033042	REMODEL	5,000	05/02/2003
020205	NEW CONSTR	93,138	02/06/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2153/0022	10/20/2017	WD	Q	I	02	400,000
GRANTOR: REYNOLDS NANCY N						
GRANTEE: PINEAULT SANDRA J &						
2022/0569	1/08/2016	WD	Q	I	02	360,000
GRANTOR: BRANTON DEBRA E						
GRANTEE: REYNOLDS NANCY N						

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 3,500.00	3,500.00	100	2002	2002	3	85	2,975
2	0810	CONCRETE A	0	100	0	0		553.00	SF 6.50	6.50	100	2002	2002	3	80	2,876
3	0810	CONCRETE A	0	100	10	4		40.00	SF 6.50	6.50	100	2002	2002	3	80	208
4	1243	WD DECK F	0	100	0	0		24.00	SF 8.00	8.00	100	2002	2002	3	20	38
5	0825	BRICK	0	100	40	4		160.00	SF 12.50	12.50	100	2002	2002	3	94	1,880
6	0476	VF 6 SBPL	0	100	0	0		36.00	LF 32.00	32.00	100	2003	2003	3	58	668
7	0810	CONCRETE A	0	100	10	17		170.00	SF 6.50	6.50	100	2003	2003	3	82	906

TOTAL OB/XF										9,551														
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							

LAND DESCRIPTION		TOTAL OB/XF 9,551																						
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							