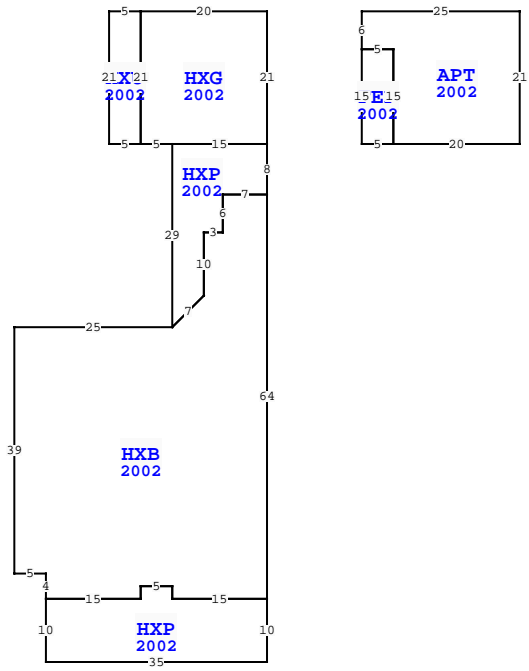


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	15	HARDTILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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
APT	450	100	2002
FEP	75	80	2002
HXB	1,895	100	2002
HXG	420	55	2002
HXP	231	30	2002
HXP	360	30	2002
HXU	105	55	2002
TOTALS	3,536		

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%	- 2024	221.06	634,663	2002	2002	0	0	10.50	89.50
Heated Area: 2345 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			568,023
TOTAL MARKET OB/XF VALUE			6,383
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			824,406
SOH/AGL Deduction			195,593
ASSESSED VALUE			628,813
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			578,091
TOTAL JUST VALUE			824,406
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			749,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122161	H/AC	2,500	10/19/2012
012511	NEW CONSTR	204,000	11/15/2001
012512	NEW CONSTR	30,000	11/15/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2653/811	7/11/2023	QC	U	I	11	100
GRANTOR: SIMON JENNIFER HASKEL						
GRANTEE: SIMON JENNIFER HASK						
2645/826	6/01/2023	QC	U	I	11	100
GRANTOR: RUARK MARY W REVOCABL						
GRANTEE: SIMON JENNIFER HASK						

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	0	595.00	SF	6.50	6.50	100	2002	2002	3	80	3,094	
2	0810	CONCRETE A	0	100	6	60.00	SF	6.50	6.50	100	2002	2002	3	80	312	
3	0819	CONC 12"	0	100	2	14.00	SF	9.50	9.50	100	2002	2002	3	80	106	
4	0470	VNYL GATE	0	100	0	3.00	UT	300.00	300.00	100	2002	2002	3	55	495	
5	0476	VF 6 SBPL	0	100	0	72.00	LF	32.00	32.00	100	2002	2002	3	55	1,267	
6	0940	SHEDS/PORT	0	100	8	96.00	SF	33.00	33.00	100	2009	2009	3	35	1,109	
TOTALS															6,383	

LAND DESCRIPTION																								
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	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000							