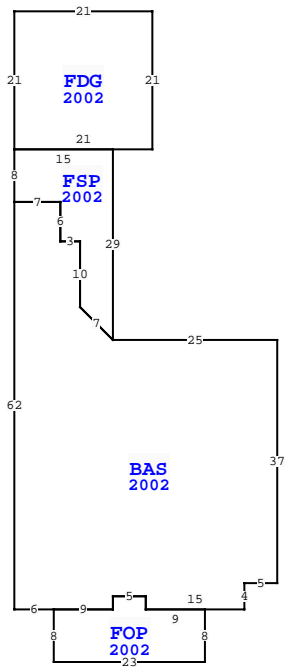


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
BAS	1,815	100
FDG	441	60
FOP	194	30
FSP	231	40
TOTALS	2,681	

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%	- 2025								
				Heated Area: 1815							
					HX Base Yr 2025						



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		447,030
TOTAL MARKET OB/XF VALUE		3,874
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		700,904
SOH/AGL Deduction		252,466
ASSESSED VALUE		448,438
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		392,716
TOTAL JUST VALUE		700,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		630,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0	INTERIOR REMODEL	205,000	02/02/2024
012043	NEW CONSTR	173,000	10/09/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/601	7/11/2024	WD	U	I	11	100
GRANTOR: AITKEN JOHN W FAMILY						
GRANTEE: AITKEN LIVING TRUST						
2645/1293	6/02/2023	WD	Q	I	02	776,000
GRANTOR: WAAS BETTY T L/E						
GRANTEE: AITKEN JOHN W FAMIL						

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	28	3			84.00	SF	6.50	6.50	100	2002	2002	3	80	437	
2	0810	CONCRETE A	0	100	36	16			576.00	SF	6.50	6.50	100	2002	2002	3	80	2,995	
3	0810	CONCRETE A	0	100	17	5			85.00	SF	6.50	6.50	100	2002	2002	3	80	442	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FDG=[YR=2002] W21 S21 FSP=[YR=2002] S8 BAS=[YR=2002] S62 E6 FOP=[YR=2002] S8 E23 N8 W9 N2 W5 S2 W9 \$ E9 N2 E5 S2 E15 N4 E5 N37 W25 U5 L5 N10 W3 N6 W7 \$ E7 S6 E3 S10 D5 R5 N29 W15 \$ E21 N21 \$.	

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		R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000							