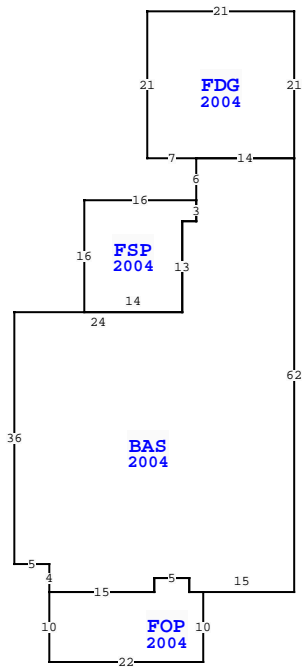


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 40
Interior Floor	14 CARPET 40
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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
	YEAR
	TOT ADJ AREA
	SUBAREA MARKET VALUE
BAS	1,904
FDG	441
FOP	230
FSP	230
TOTALS	2,805

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%	- 2023		Heated Area: 1904					HX Base Yr 2023	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		501,460	
TOTAL MARKET OB/XF VALUE		6,244	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		757,704	
SOH/AGL Deduction		195,166	
ASSESSED VALUE		562,538	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		511,816	
TOTAL JUST VALUE		757,704	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		684,883	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033502	NEW CONSTR	171,000	07/16/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2601/0152	11/03/2022	WD	Q	I	01	830,000
GRANTOR: RYAN NANCY ANN						
GRANTEE: SIMMERS & RIENTH RE						
1119/1060	3/07/2003	WD	Q	V		55,900
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: RYAN JAMES F & NANC						

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	0819	CONC 12"	0	100	3	7			21.00	SF	19.00	2004	2004	3	83	331	
2	0810	CONCRETE A	0	100	10	7			70.00	SF	6.50	2004	2004	3	83	378	
3	0810	CONCRETE A	0	100	6	16			96.00	SF	6.50	2004	2004	3	83	518	
4	0810	CONCRETE A	0	100	0	0			930.00	SF	6.50	2004	2004	3	83	5,017	
TOTAL OB/XF 6,244																	

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

BUILDING NOTES	
FDG=[YR=2004] W21 S21 E7 BAS=[YR=2004] S6 FSP=[YR=2004] W16 S16 E14 N13 E2 N3\$ S3 W2 S13 W24 S36 E5 S4 FOP=[YR=2004] S10 E22 N10 W2 N2 W5 S2 W15\$ E15 N2 E5 S2 E15 N62 W14\$ E14 N21\$.	

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