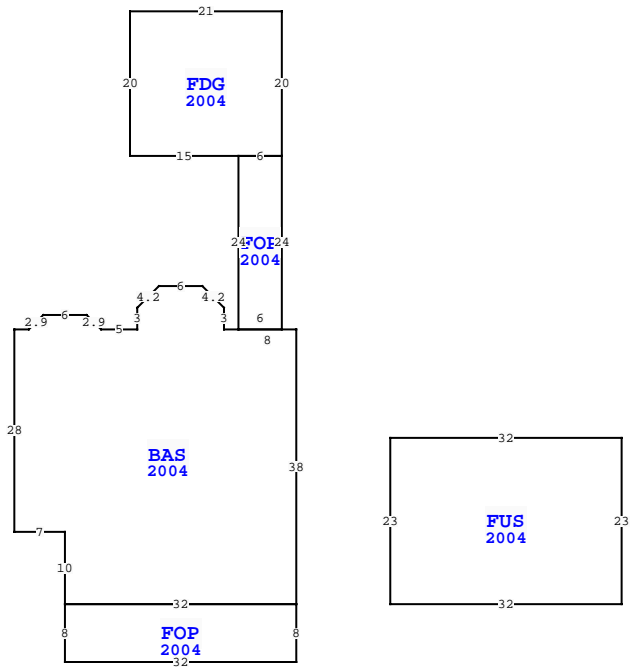


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2.5	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
BAS	1,491	100	2004
FDG	420	60	2004
FOP	144	30	2004
FOP	256	30	2004
FUS	736	100	2004
TOTALS	3,047		

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%	- 2016		Heated Area: 2227					HX Base Yr 2016	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			529,221
TOTAL MARKET OB/XF VALUE			10,353
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			789,574
SOH/AGL Deduction			444,651
ASSESSED VALUE			344,923
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			294,201
TOTAL JUST VALUE			789,574
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			715,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20034374	NEW CONSTR	200,000	12/29/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2300/0786	8/26/2019	LE U	I	I	11	100
GRANTOR: WHITEHEAD CONNY RAY &						
GRANTEE: WHITEHEAD FRANCES C						
1965/0301	2/27/2015	WD Q	I	I	02	475,000
GRANTOR: SEAMAN DAVID T & LYND						
GRANTEE: WHITEHEAD CONNY RAY						

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	10	7			70.00	SF	6.50	6.50	100	2004	2004	3	83	378	
2	0810	CONCRETE A	0	100	0	0			700.00	SF	6.50	6.50	100	2004	2004	3	83	3,777	
3	0471	VINYL FNC	0	100	0	0			53.00	LF	32.00	32.00	100	2004	2004	3	61	1,035	
4	0470	VNYL GATE	0	100	0	0			1.00	UT	300.00	300.00	100	2004	2004	3	61	183	
5	0855	CONC PAVR	0	100	0	0			600.00	SF	10.00	10.00	100	2004	2004	3	83	4,980	

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

BUILDING DIMENSIONS	
FDG=[YR=2004] W21 S20 E15 FOP=[YR=2004] S24 BAS=[YR=2004] W2 N3 U3 L3 W6 L3 D3 S3 W5 U2 L2 W6 L2 D2 W2 S28 E7 S10FOP=[YR=2004] S8 E32 N8 W32\$ E32 N38 W8\$ E6 N24 W6\$ E6 N20\$ PTR=E15S59 FUS=[YR=2004] E32 S23 W32 N23\$N59W15\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 10,353																								
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							