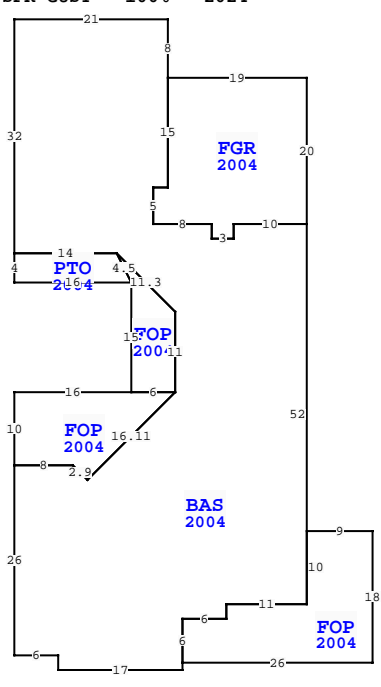


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	2,299	100	2004
FGR	396	55	2004
FOP	86	30	2004
FOP	174	30	2004
FOP	286	30	2004
PTO	60	5	2004
TOTALS	3,301		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,684	145.2067	229.43	615,790	2004	2004	0	0	9.50	90.50
1 SFR CUST - 100% - 2024 Heated Area: 2299 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			557,290
TOTAL MARKET OB/XF VALUE			14,180
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			871,470
SOH/AGL Deduction			145,144
ASSESSED VALUE			726,326
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			675,604
TOTAL JUST VALUE			871,470
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			786,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040552	SWIM POOL	13,000	03/22/2004
20034041	NEW CONSTR	250,000	10/22/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2666/1502	9/05/2023	WD Q	Q	I	01	950,000
GRANTOR: CUSHMAN SUE B REV TRU						
GRANTEE: MEEHAN THOMAS J & T						
2380/1357	7/31/2020	WD Q	Q	I	02	617,000
GRANTOR: JOHNS DAVID K & LINDA						
GRANTEE: CUSHMAN SUE B REV T						

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	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0810	CONCRETE A	0	100	17	6	SF	6.50	6.50	100	2004	2004	3	83	550	
3	0810	CONCRETE A	0	100	20	3	SF	6.50	6.50	100	2004	2004	3	83	324	
4	0810	CONCRETE A	0	100	20	4	SF	6.50	6.50	100	2004	2004	3	83	432	
5	0845	KOOL DECK	0	100	0	0	SF	14.50	14.50	100	2004	2004	3	83	903	
6	0861	POOL GUNIT	0	100	9	10	SF	85.00	85.00	100	2004	2004	3	32	2,448	
7	0877	JACUZZI	0	100	0	0	UT	1,000.00	1,000.00	100	2004	2004	3	21	210	
8	0871	POOL HTR R	0	100	0	0	UT	4,000.00	4,000.00	100	2004	2004	3	21	840	
9	0910	SCRN RM L	0	100	0	0	SF	15.00	15.00	100	2004	2004	3	21	1,049	
10	1075	TRELLIS G	0	100	7	19	SF	17.50	17.50	100	2004	2004	3	32	745	

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	0003	R-2	0.00	0.00	60.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	300,000							

