



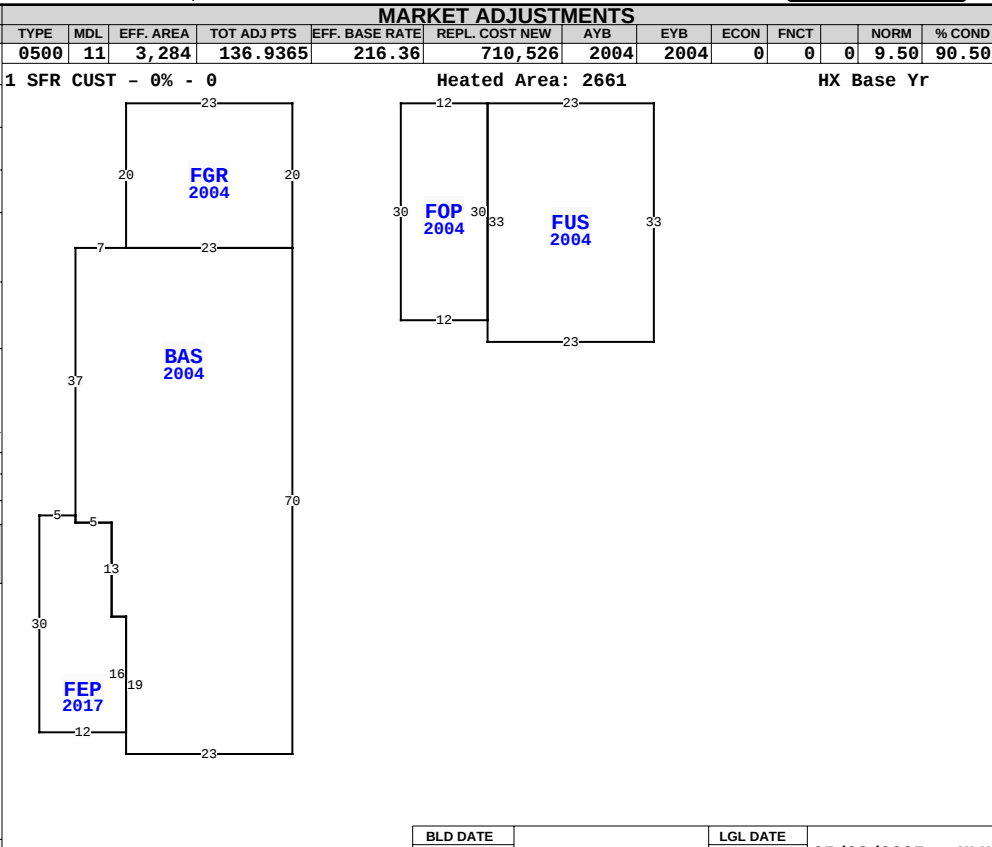
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,902	100	2004	1,902	372,423
FEP	327	80	2017	262	51,301
FGR	460	55	2004	253	49,539
FOP	360	30	2004	108	21,147
FUS	759	100	2004	759	148,616
TOTALS	3,808			3,284	643,026

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0861	POOL GUNIT	0	0	30	9	270.00	SF	85.00
4	0845	KOOL DECK	0	0	0	0	414.00	SF	15.95
5	0825	BRICK	0	0	14	6	84.00	SF	12.50
6	0825	BRICK	0	0	6	10	60.00	SF	12.50
7	0825	BRICK	0	0	6	3	18.00	SF	12.50
8	0810	CONCRETE A	0	0	0	0	670.00	SF	6.50
9	1127	BRICK 8"	0	0	76	5	380.00	SF	11.00
10	1127	BRICK 8"	0	0	0	0	113.00	SF	11.00
11	0462	ST/AL FNC	0	0	46	3	138.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0003	R-2	0.00	0.00	52.00



TOTAL OB/XF									
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	643,026		
TOTAL MARKET OB/XF VALUE	27,004		
TOTAL LAND VALUE - MARKET	260,000		
TOTAL MARKET VALUE	930,030		
SOH/AGL Deduction	97,917		
ASSESSED VALUE	832,113		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	832,113		
TOTAL JUST VALUE	930,030		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	850,240		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122530	REPLACE AC 5 TON	4,000	12/18/2012
20121792	INSTALL PATIO DOO	525	08/30/2012
20120105	REPLACE WATER HEA	500	01/20/2012
20041945	ELEC.FOR POOL	1,000	10/21/2004
20041900	SWIM POOL	24,000	10/18/2004
20040617	NEW CONSTR	189,000	03/30/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2753/1562	9/26/2024	WD U	I	11	
GRANTOR: PENTECOST JOHN					
GRANTEE: PENTECOST JOHN C RE					
2163/1720	12/12/2017	WD Q	I	02	580,000
GRANTOR: LOECK REVOCABLE LIVIN					
GRANTEE: PENTECOST JOHN & TH					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2004] W23 S20 BAS=[YR=2004] W7 S37 FEP=[YR=2017] W5 S30 E12 N16 W2 N13 W5 N1\$ S1 E5 S13 E2 S19 E23 N70W23\$E23N20\$ PTR=E15 FOP=[YR=2004] E12 FUS=[YR=2004] E23 S33 W23 N33\$ S30 W12 N30\$ W15\$.									