

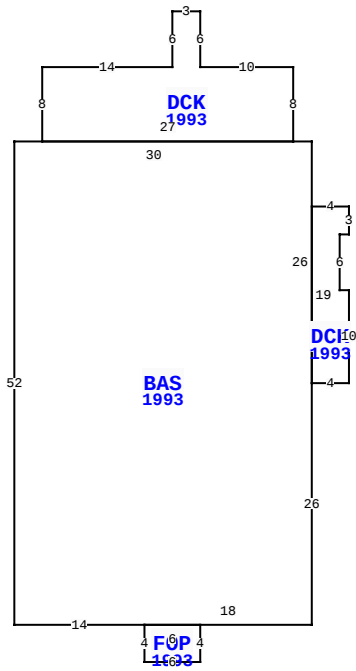


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1058.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1993	1,664	200,182
DCK	70	10	1993	7	842
DCK	234	10	1993	23	2,767
FOP	24	30	1993	7	842
TOTALS	1,992			1,701	204,633

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,701	115.0000	151.80	258,212	1940	1970	0	0	0	20.75	79.25	
1 SNGL FAM - 100% - 2025 Heated Area: 1664 HX Base Yr 2025													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		204,633	
TOTAL MARKET OB/XF VALUE		40,244	
TOTAL LAND VALUE - MARKET		360,000	
TOTAL MARKET VALUE		604,877	
SOH/AGL Deduction		91,687	
ASSESSED VALUE		513,190	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		462,468	
TOTAL JUST VALUE		604,877	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		573,253	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121670	HVAC	3,000	08/15/2012
20060378	REMODEL	1,200	02/21/2006
20060350	REPAIR/RRF	5,400	02/15/2006
0032518	REPAIR/RRF	2,000	02/17/2003
7692	ADDITION	2,000	05/07/1993
7021	ADDITION	3,000	04/28/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2750/1895	11/15/2024	WD	Q	I	01	810,000
GRANTOR: COLLINS MICHAEL RYAN						
GRANTEE: TROEDSSON MATS H T						
2021/0084	12/17/2015	WD	Q	I	01	359,000
GRANTOR: NIXON WILLIAM F TRUST						
GRANTEE: COLLINS MICHAEL RYA						

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	0811	CONCRETE B	0	100	0	0	546.00	SF	5.20	5.20	100	1988	1988	3	52	1,476	
2	0810	CONCRETE A	0	100	24	14	336.00	SF	6.50	6.50	100	1970	1970	3	20	437	
3	1242	WD DECK A	0	100	0	0	4,800.00	SF	10.00	10.00	100	2013	2013	3	55	26,400	
4	0855	CONC PAVER	0	100	0	0	1,230.00	SF	10.00	10.00	100	2019	2019	3	97	11,931	

LAND DESCRIPTION				TOTAL OB/XF																			40,244	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	50.00	110.00	50.00	FF		1.00	1.00	0.96	7,500.00	7,200.00	360,000							