

ELEMENT		CD	CONSTRUCTION
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	08	SHT VINYL	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
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1056.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,260	100	1993
FCP	1,178	25	2000
UOP	772	20	1993
UST	6	45	1993
UST	6	45	1993
UST	280	45	2000
TOTALS	3,502		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,840	118.6500	156.62	288,181	1980	1980	0	0	18.25	81.75
1 SNGL FAM - 100% - 2022 Heated Area: 1260 HX Base Yr 2022											

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	1241	WD DECK G	0	100	13	4	52.00	UT	11.50	100	1980	1980	3	20	120	
2	1241	WD DECK G	0	100	13	4	52.00	UT	11.50	100	1980	1980	3	20	120	
3	1242	WD DECK A	0	100	36	4	144.00	SF	13.50	100	1980	1980	3	20	389	
4	0801	ASPHALT A	0	100	0	0	1,265.00	SF	3.00	100	2000	2000	3	50	1,898	

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-1	50.00	100.00	50.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	450,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	235,588		
TOTAL MARKET OB/XF VALUE	2,527		
TOTAL LAND VALUE - MARKET	450,000		
TOTAL MARKET VALUE	688,115		
SOH/AGL Deduction	118,823		
ASSESSED VALUE	569,292		
TOTAL EXEMPTION VALUE	50,722	HX HB	
BASE TAXABLE VALUE	518,570		
TOTAL JUST VALUE	688,115		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	676,297		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19972161	REPAIR/RRF	2,400	10/16/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2642/1659	5/24/2023	WD	U	I	11	100
GRANTOR: STARLINE STACIE						
GRANTEE: STARLINE STACIE TRU						
2473/0276	6/18/2021	WD	Q	I	02	550,000
GRANTOR: BROCK EDWIN G REV LVG						
GRANTEE: STARLINE STACIE						

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=1993] W4 BAS=[YR=1993] W28 S45 UST=[YR=1993] S2 E3 N2 W3 \$ E26 UST=[YR=1993] S2 E3 N2 W3 \$ E2 N45 \$ S47 W3 N2 W22 S2 W3 N47 W4 S24 W4 S8 E4 S23 E36 N23 E4 N8 W4 N24 \$ PTR=E15 FCP=[YR=2000] E13 UST=[YR=2000] E14 S20 W14 N20 \$ S20 E14 S34 W27 N54 \$ W15 \$.	