

BLOCK 8A LOT 1
IN OR 2519/777
INTERLACHEN-BY-THE-SEA-REPLAT

TROMBLEY HEATHER TRUSTEE OF/HEATHER TROMBLEY REV T
1881 HORSESHOE TR
CHESTER SPRINGS, PA 19425

2025

00-00-31-1401-008A-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	07	SPECIAL 100
Stories		3. 100
Units		0 100
Occupancy	00	NONE 100

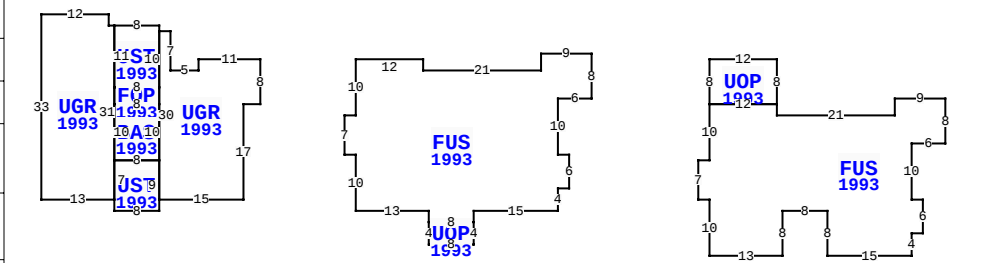
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1050.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100	1993	80	12,952
FOP	24	30	1993	7	1,133
FUS	943	100	1993	943	152,671
FUS	1,023	100	1993	1,023	165,623
UGR	399	45	1993	180	29,142
UGR	427	45	1993	192	31,085
UOP	32	20	1993	6	971
UOP	96	20	1993	19	3,076
UST	72	45	1993	32	5,181
UST	88	45	1993	40	6,476
TOTALS	3,184			2,522	408,311

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	1,934.00	SF	6.50
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	1,750.00
3	0416	DUNEWALKS	0	0	78	4	312.00	SF	15.00
4	0810	CONCRETE A	0	0	0	0	311.00	SF	6.50
5	1241	WD DECK G	0	0	0	0	18.00	UT	11.50
6	1241	WD DECK G	0	0	0	0	615.00	UT	23.00
7	1241	WD DECK G	0	0	0	0	389.00	UT	17.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000120	C	RES OCEAN	0		R-1	90.00	235.00	90.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	2,522	114.8112	181.40	457,491	1992	2002	0	0	10.75	89.25	
1 SFR CUST - 0% - 0												
Heated Area: 2046												
HX Base Yr												



TOTAL OB/XF									
15,420									

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15,420									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		408,311	
TOTAL MARKET OB/XF VALUE		15,420	
TOTAL LAND VALUE - MARKET		2,137,500	
TOTAL MARKET VALUE		2,561,231	
SOH/AGL Deduction		618,228	
ASSESSED VALUE		1,943,003	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,943,003	
TOTAL JUST VALUE		2,561,231	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,766,366	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7223	REMODEL	6,700	07/27/1992
6950	NEW CONSTR	107,195	03/13/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2519/0777	11/19/2021	WD	Q	I	01
GRANTOR: LAWRENCE WALTER & ALL					
GRANTEE: TROMBLEY HEATHER TR					
1342/0406	8/16/2005	WD	U	I	07
GRANTOR: LAWRENCE ANNIE P					
GRANTEE: LAWRENCE ANNIE P &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UGR=[YR=1993] W11 S2 W5 N7 W2 UST=[YR=1993] N1 W8									
UGR=[YR=1993] W1 N2 W12 S33 E13 UST=[YR=1993] S2 E8 N9 W8 S7									
\$ N31 \$ S11 FOP=[YR=1993] S3 BAS=[YR=1993] S10 E8 N10 W8 \$ E8									
N3 W8 \$ E8 N10 \$ S30 E15 N17 E3 N8 \$ PTR= E17 FUS=[YR=1993]									
E12 S2 E21 N3 E9 S8 W6 S10 E2 S6 W2 S4 W15 S2 UOP=[YR=1993]									
S4 W8 N4 E8 \$ W8 N2 W13 N10 W2 N7 E2 N10 \$ W17 \$ PTR= E80									
UOP=[YR=1993] E12 S8 FUS=[YR=1993] S2 E21 N3 E9 S8 W6 S10 E2									
S6 W2 S4 W15 N8 W8 S8 W13 N10 W2 N7 E2 N10 E12 \$ W12 N8 \$ W80									
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