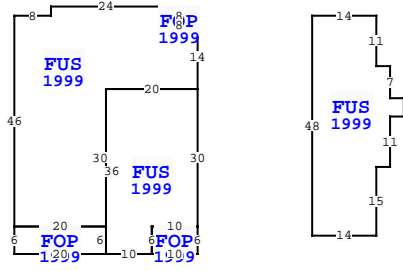
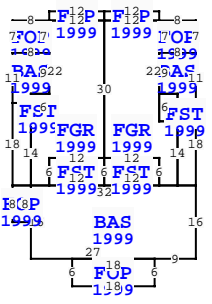




ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 60
Exterior Wall	23	REINF CONC 40
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	04	REIN CONC 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TRIPLEX	- 0%	- 0								
Heated Area: 3418						HX Base Yr					



** This building has 21 Sub-Areas

BLD DATE	LGL DATE	03/20/2024	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

Quality	05	Quality Level 05			
DOR CODE	0800	MULTI-FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1041.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100	1999	80	11,462
BAS	80	100	1999	80	11,462
BAS	576	100	1999	576	82,524
FGR	416	55	1999	229	32,810
FGR	416	55	1999	229	32,810
FOP	16	30	1999	5	716
FOP	24	30	1999	7	1,003
FOP	24	30	1999	7	1,003
FOP	32	30	1999	10	1,433
FOP	56	30	1999	17	2,435
TOTALS	5,082			4,211	603,314

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	0	14	6	84.00	UT	17.25	17.25	100	1999	1999	3	26	377	
2	0810	CONCRETE A	0	0	0	0	3,717.00	SF	6.50	6.50	100	1999	1999	3	75	18,120	
3	0819	CONC 12"	0	0	0	0	256.00	SF	4.75	4.75	100	1999	1999	3	75	912	
4	0810	CONCRETE A	0	0	18	36	648.00	SF	6.50	6.50	100	1999	1999	3	75	3,159	
5	0400	CONC CURB	0	0	0	0	195.00	LF	15.00	15.00	100	1999	1999	3	81	2,369	

TOTAL OB/XF												24,937											
LAND DESCRIPTION	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAMILY	0	0006	R-2	71.00	176.00	71.00	FF	1.00	1.00	1.20	5,300.00	6,360.00	451,560							

NASSAU COUNTY PROPERTY				PAGE 1 of 1			
VALUATION SUMMARY				STANDARD			
VALUATION BY		Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				603,314			
TOTAL MARKET OB/XF VALUE				24,937			
TOTAL LAND VALUE - MARKET				451,560			
TOTAL MARKET VALUE				1,079,811			
SOH/AGL Deduction				149,501			
ASSESSED VALUE				930,310			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				930,310			
TOTAL JUST VALUE				1,079,811			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				1,051,168			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121097	H/AC	3,285	06/12/2012
20111181	H/AC	3,300	07/20/2011
20101070	MECH OTHER	1,500	06/29/2010
990148	NEW CONSTR	236,500	03/30/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2066/0923	8/18/2016	WD	Q	I	01	550,000
GRANTOR: WILSON C LOUISE LIVIN						
GRANTEE: PEDERSEN ARVID K &						
0951/0793	9/28/2000	WD	U	I	09	100
GRANTOR: WILSON C LOUISE						
GRANTEE: WILSON C LOUISE TRU						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=1999] W8 FUS=[YR=1999] N2 W24 S2 W8 S46											
FOP=[YR=1999] S6 E20 FUS=[YR=1999] E10 FOP=[YR=1999] E10											
N6 W10 S6 \$ N6 E10 N30 W20 S36 \$ N6 W20 \$ E20 N30 E20 N14 W8											
N2 \$ S2 E8 N2 \$ PTR= E25 FUS=[YR=1999] E14 S11 E3 S7 E3 S4											
W3 S11 W3 S15 W14 N48 \$ W25 \$PTR= N30 FOP=[YR=1999] N6											
BAS=[YR=1999] E9 N16 FST=[YR=1999] N18 BAS=[YR=1999] N11											
FOP=[YR=1999] N7 W8 FOP=[YR=1999] N2 W12 FOP=[YR=1999] W12											
S2 FOP=[YR=1999] W8 S7 BAS=[YR=1999] S11 FST=[YR=1999] S18											
FOP=[YR=1999] S8E4 N8 W4 \$ E4 N14 E4 N6 W4 S2 W4 \$ E4 N2 E4											
N9 W8 \$ E8 N7 \$ E12N2S2 E12 \$ S7 E8 \$ W8S9											
E4S2E4\$W4N2W4S6E4S14 E4\$W4FGR=[YR=1999] N14W4N22W12											
FGR=[YR=1999] W12S22W4S14E4FST=[YR=1999] E12FST=[YR=1999]											