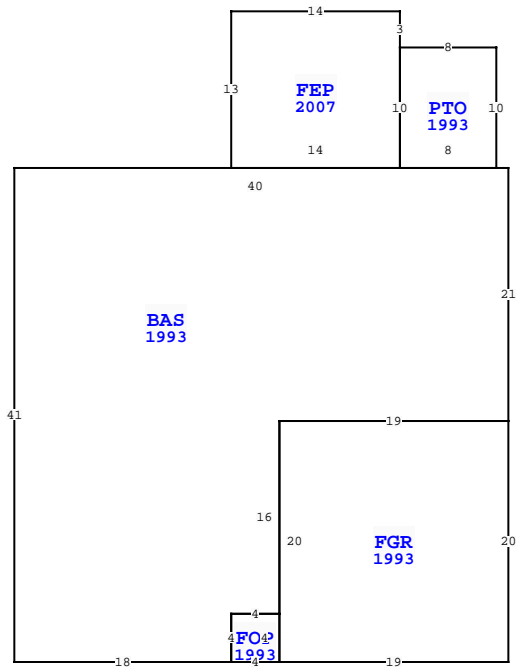


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1046.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,649	130.7895	172.64	284,683	1987	1997	0	0	13.25	86.75	
1 SNGL FAM - 0% - 2025 Heated Area: 1285 HX Base Yr												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,285	100	1993	1,285	192,448
FEP	182	80	2007	146	21,865
FGR	380	55	1993	209	31,301
FOP	16	30	1993	5	749
PTO	80	5	1993	4	599
TOTALS	1,943			1,649	246,963

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	0	39	16	624.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,606	
2	0810	CONCRETE A	0	0	9	3	27.00	SF	6.50	6.50	100	1987	1987	3	49.5	87	
3	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2006	2006	3	24	461	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR
1	000100	C	RES	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	Tax Group: 2	STANDARD	
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE		246,963	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		429,117	
SOH/AGL Deduction		0	
ASSESSED VALUE		429,117	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		429,117	
TOTAL JUST VALUE		429,117	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		402,288	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111947	HUR SHUT	1,051	10/27/2011
20111793	REPL WIND	3,000	10/06/2011
20062610	ELEC OTHER	600	11/28/2006
20062431	XFOB	6,500	11/01/2006
20062047	DEMOLITION	0	09/01/2006
20061222	REPAIR/RRF	5,250	06/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2701/1317	3/18/2024	WD Q	Q	I	01	537,500
GRANTOR: COBIAN RANDOLPH R & J						
GRANTEE: HANSEN JAMES C & BO						
2384/0891	7/30/2020	WD Q	Q	I	01	316,000
GRANTOR: MICELI CHRISTINE L						
GRANTEE: COBIAN RANDOLPH R &						

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS=[YR=1993] W1 PTO=[YR=1993] N10 W8 FEP=[YR=2007] N3 W14 S13 E14 N10\$ S10 E8\$ W40 S41 E18 FOP=[YR=1993] E4 FGR=[YR=1993] E19 N20 W19 S20\$ N4 W4 S4\$ N4 E4 N16 E19 N21\$.												

TOTAL OB/XF												
2,154												