

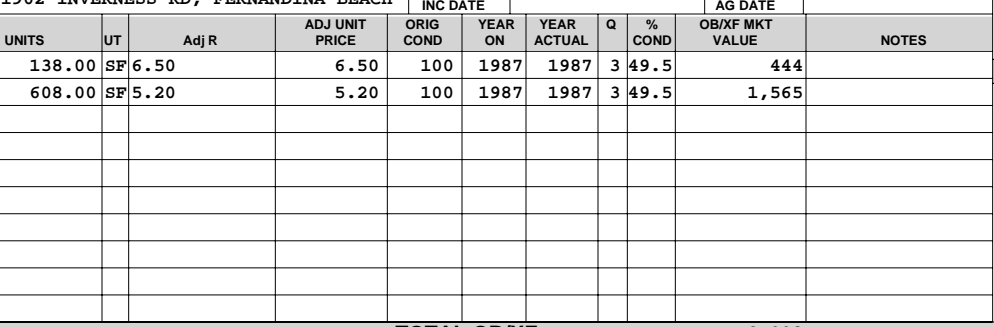
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,906	143.8052	189.82	361,797	1987	1995		0	0	24.25	75.75	
1 SNGL FAM - 0% - 0 Heated Area: 1464 HX Base Yr													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025
INC DATE		AG DATE	MLU

Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1046.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1993	1,464	210,506
FGR	437	55	1993	240	34,509
FOP	10	30	1993	3	431
FSP	65	40	1993	26	3,738
UEP	288	60	2004	173	24,876
TOTALS	2,264			1,906	274,061

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	0810	CONCRETE A	0	0	46	3	138.00	SF	6.50	6.50	100	1987	1987	3	49.5	444	
2	0811	CONCRETE B	0	0	38	16	608.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,565	



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			274,061
TOTAL MARKET OB/XF VALUE			2,009
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			456,070
SOH/AGL Deduction			81,013
ASSESSED VALUE			375,057
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			375,057
TOTAL JUST VALUE			456,070
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			427,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110006	REPAIR/RRF	6,500	01/03/2011
20091562	REPAIR/RRF	4,750	11/17/2009
20061810	REMODEL	800	07/31/2006
B034031	REMODEL	2,000	10/20/2003
BP4102	N/A	38,900	01/30/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2782/635	4/11/2025	WD	Q	I	01	480,000
GRANTOR: MEHAS STEPHEN & JUDIT						
GRANTEE: HERRON LIZA G						
2657/1825	7/31/2023	QC	U	I	11	100
GRANTOR: MEHAS STEPHEN & JUDIT						
GRANTEE: MEHAS NICOLAS M						

BUILDING NOTES

BUILDING DIMENSIONS
FSP=[YR=1993] W13 BAS=[YR=1993] W8 UEP=[YR=2004] N11 W18 S16E18 N5\$ S5 W18 N5 W14 S32 E6 N2 E8 FOP=[YR=1993] E5 N2 W5 S2\$ N2 E5 S2 E2 D3 R2 E7 U3 R2 E2 FGR=[YR=1993] S23 E19N23 W19\$ E19 N25 W13 N5 \$ S5E13 N5\$.

LAND DESCRIPTION																								
TOTAL OB/XF 2,009																								
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	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							