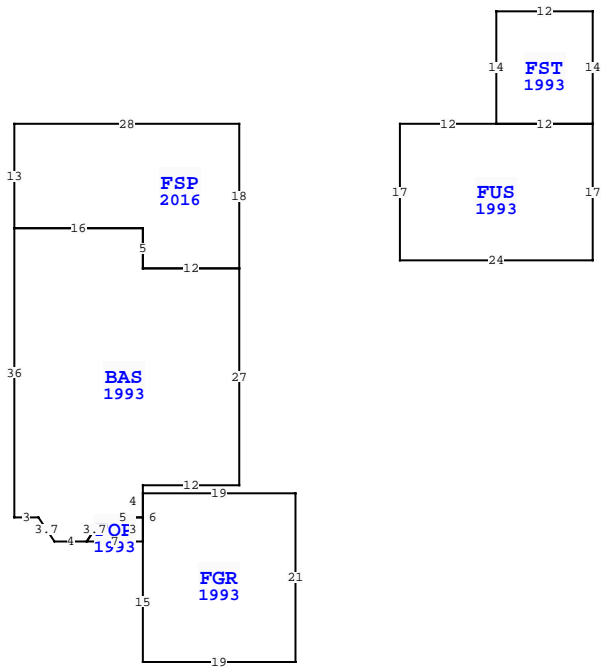


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	12	CEDAR 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	11	CLAY TILE 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 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	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	918	100	1993
FGR	399	55	1993
FOP	18	30	1993
FSP	424	40	2016
FST	168	55	1993
FUS	408	100	1993
TOTALS	2,335		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,812	133.1700	175.78	318,513	1987	1987	0	0	16.70	83.30
1 SNGL FAM - 100% - 2006 Heated Area: 1326 HX Base Yr 2006											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			265,321
TOTAL MARKET OB/XF VALUE			3,094
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			448,415
SOH/AGL Deduction			263,156
ASSESSED VALUE			185,259
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			129,537
TOTAL JUST VALUE			448,415
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			419,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152732	SCRNENC	9,505	11/23/2015
20053094	REPAIR/RRF	2,000	11/30/2005
BP4107	N/A	40,900	01/05/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2798/572	7/02/2025	WD	Q	I	01	490,000
GRANTOR: BUTLER JANE						
GRANTEE: FERRARO GIAVANNA						
1313/0311	4/28/2005	WD	Q	I		200,000
GRANTOR: LINCOLN WILLIAM M						
GRANTEE: BUTLER RICHARD J &						

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	
2	0811	CONCRETE B	0	100	39	16	657.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,691	
3	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	1987	1987	3	49.5	203	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2016] W28 S13 BAS=[YR=1993] S36 E3 D3 R2 E4 FOP=[YR=1993] E7 FGR=[YR=1993] S15E19 N21W19 S6\$ N3 W5 L2 D3 \$ R2 U3 E5 N4 E12 N27 W12 N5 W16\$ E16 S5 E12 N18 \$ PTR = E20 FUS=[YR=1993] E12 FST=[YR=1993] N14 E12 S14 W12 \$ E12 S17 W24 N17 \$ W20 \$.	

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							