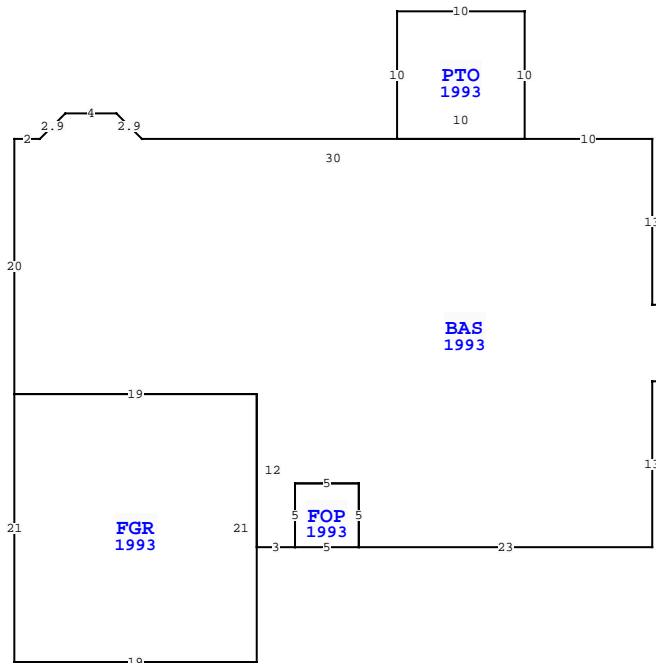


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	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	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,365	100	1993
FGR	399	55	1993
FOP	25	30	1993
PTO	100	5	1993
TOTALS	1,889		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2024								
Heated Area: 1365						HX Base Yr 2024					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		221,301	
TOTAL MARKET OB/XF VALUE		2,789	
TOTAL LAND VALUE - MARKET		198,000	
TOTAL MARKET VALUE		422,090	
SOH/AGL Deduction		14,148	
ASSESSED VALUE		407,942	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		357,220	
TOTAL JUST VALUE		422,090	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		396,445	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042470	REPAIR/RRF	8,000	01/06/2005
20041849	REPAIR/RRF	4,000	10/12/2004
4590	NEW CONSTR	37,000	12/03/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2736/1050	9/04/2024	LE	U	I	11	100
GRANTOR: INGRAM DELEE AYALA &						
GRANTEE: INGRAM ROBERT FAMIL						
2613/1439	1/13/2023	WD	Q	I	01	480,000
GRANTOR: COMFORT 2016 TRUST						
GRANTEE: INGRAM DELEE AYALA						

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	100	21	3			6.50	100	1988	1988	3	52	213	
2	0811	CONCRETE B	0	100	38	16			5.20	100	1988	1988	3	52	1,766	
3	0756	FEP	0	100	15	10			27.00	100	1993	1993	3	20	810	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W10 PTO=[YR=1993] N10 W10S10 E10\$W30 U2 L2 W4 D2 L2 W2 S20 FGR=[YR=1993] S21 E19 N21 W19\$ E19 S12 E3 FOP=[YR=1993] E5 N5 W5 S5 \$ N5E5 S5 E23 N13 E1 N6 W1 N13 \$.	

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	000134	C	RES POND	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	180,000.00	198,000.00	198,000							