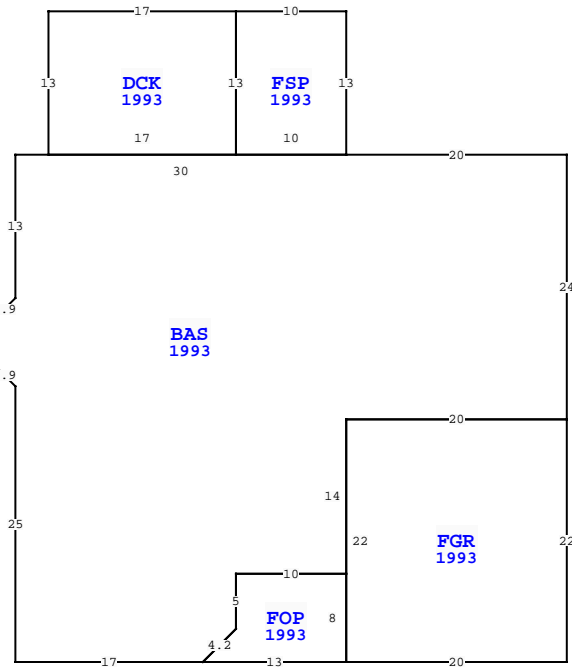


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	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	1,788	100	1993
DCK	221	10	1993
FGR	440	55	1993
FOP	85	30	1993
FSP	130	40	1993
TOTALS	2,664		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,130	125.3500	165.46	352,430	1987	1987	0	0	16.25	83.75
1 SNGL FAM - 100% - 2002 Heated Area: 1788 HX Base Yr 2002											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			295,160
TOTAL MARKET OB/XF VALUE			8,126
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			483,286
SOH/AGL Deduction			288,340
ASSESSED VALUE			194,946
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			144,224
TOTAL JUST VALUE			483,286
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			451,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090807	REPAIR/RRF	20,000	06/24/2009
20060846	REPAIR/RRF	7,000	04/24/2006
20052130	XFOB	1,000	07/05/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2121/1125	5/05/2017	WD	U	I	30	16,700
GRANTOR: KEATING MICHAEL F & S						
GRANTEE: KEATING MICHAEL F &						
1010/1464	10/03/2001	WD	Q	I		143,400
GRANTOR: GILLIS GERALD L JR &						
GRANTEE: KEATING MICHAEL F						

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	100	15	3		5.20	5.20	100	1987	1987	3	49.5	1,683										
2	0811	CONCRETE B	0	100	39	16		5.20	5.20	100	1987	1987	3	49.5	172										
3	0500	FP-PRE FAB	0	100	0	0		3,500.00	3,500.00	100	1987	1987	3	60	2,100										
4	0811	CONCRETE B	0	100	0	0		955.00	5.20	100	2005	2005	3	84	4,171										
TOTALS															2,664	2,130	295,160								

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

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=1993] W20 FSP=[YR=1993] N13 W10 DCK=[YR=1993] W17 S13 E17 N13\$ S13 E10\$ W30 S13 L2 D2 S4 D2 R2 S25 E17 FOP=[YR=1993] E13 FGR=[YR=1993] E20 N22 W20 S22\$ N8 W10 S5 L3 D3 \$ U3 R3 N5 E10 N14 E20 N24\$.														

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							