

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05		AVERAGE	70	
Exterior Wall	12		CEDAR	30	
Roof Structure	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	14		CARPET	80	
Interior Floor	08		SHT VINYL	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	
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	1,505	100	1993	1,505	206,857
FGR	399	55	1993	219	30,101
FOP	20	30	1993	6	825
FSP	112	40	1993	45	6,185
TOTALS	2,036			1,775	243,967

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,775	125.1200	165.16	293,159	1988	1988	0	0	16.78	83.22

1 SNGL FAM - 100% - 2006 Heated Area: 1505 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			243,967
TOTAL MARKET OB/XF VALUE			4,137
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			428,104
SOH/AGL Deduction			250,861
ASSESSED VALUE			177,243
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			126,521
TOTAL JUST VALUE			428,104
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			401,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121251	ROOF	7,906	06/25/2012
4857	NEW CONSTR	40,000	05/23/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2473/0839	6/15/2021	QC	U	I	11	100
GRANTOR: PALCO COURTNEY F/K/A						
GRANTEE: PALCO CHARLES & COU						
1745/1136	2/18/2011	WD	U	I	11	100
GRANTOR: BABIN COURTNEY E & BA						
GRANTEE: BABIN COURTNEY E						

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	0	655.00	SF	5.20	5.20	100	1988	1988	3	52	1,771	
2	0810	CONCRETE A	0	100	14	42.00	SF	6.50	6.50	100	1988	1988	3	52	142	
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
4	0810	CONCRETE A	0	100	4	16.00	SF	6.50	6.50	100	1988	1988	3	52	54	
TOTAL OB/XF 4,137																

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

BUILDING DIMENSIONS											
BAS=[YR=1993] W13 FSP=[YR=1993] N2 W16 S7 E16 N5\$ S5 W16 N5 W19 S42 E11 N2 E11 N2 E2 FOP=[YR=1993] E5 FGR=[YR=1993] S6 E19 N21 W19 S15\$ N4 W5 S4\$ N4 E5 N11 E19 N23\$.											

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							