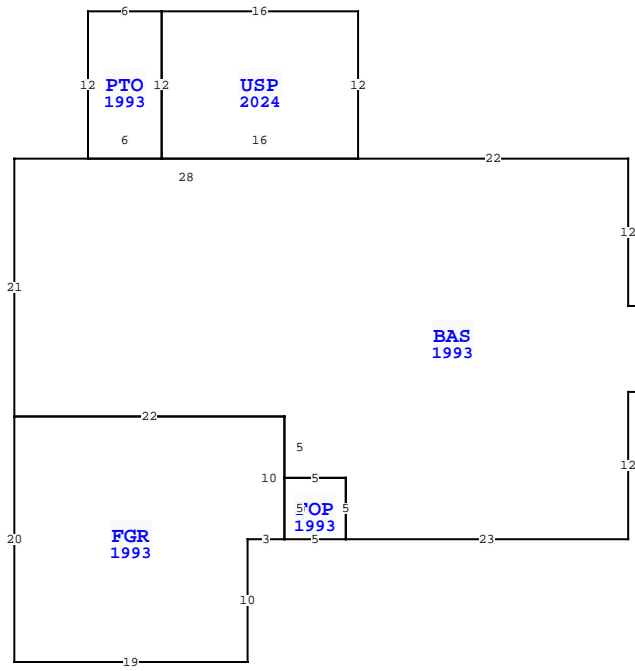


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	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	1,312	100	1993
FGR	410	55	1993
FOP	25	30	1993
PTO	72	5	1993
USP	192	30	2024
TOTALS	2,011		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,608	127.8570	168.77	271,382	1987	1992	0	0	15.25	84.75
1 SNGL FAM - 100% - 2025 Heated Area: 1312 HX Base Yr 2025											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			229,996
TOTAL MARKET OB/XF VALUE			1,812
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			411,808
SOH/AGL Deduction			35,183
ASSESSED VALUE			376,625
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			320,903
TOTAL JUST VALUE			411,808
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			385,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230211	REPLACE USP		04/20/2023
20080728	REPAIR/RRF	7,800	05/01/2008
4362	NEW CONSTR	39,600	06/22/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2738/1089	9/13/2024	WD Q	Q	I	02	474,000
GRANTOR: COLTON JAMES K & CATH						
GRANTEE: BRUNO PAMELA B						
2464/0190	5/17/2021	WD Q	Q	I	01	410,000
GRANTOR: TERRY SAMUEL B & TIFF						
GRANTEE: COLTON JAMES K & CA						

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	650.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,673	
2	0811	CONCRETE B	0	100	18	54.00	SF	5.20	5.20	100	1987	1987	3	49.5	139	

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

BUILDING DIMENSIONS	
BAS=[YR=1993;ORIG=0,0] W1 N12 W22 W28 S21 E22 S5 E5 S5 E23 N12 E1 N7 \$	
FGR=[YR=1993;ORIG=-51,9] S20 E19 N10 E3 N10 W22 \$	
PTO=[YR=1993;ORIG=-39,-12] W6 N12 E6 S12 \$	
FOP=[YR=1993;ORIG=-29,19] E5 N5 W5 S5 \$	
USP=[YR=2024;ORIG=-39,-12] E16 N12 W16 S12 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 1,812																								
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							