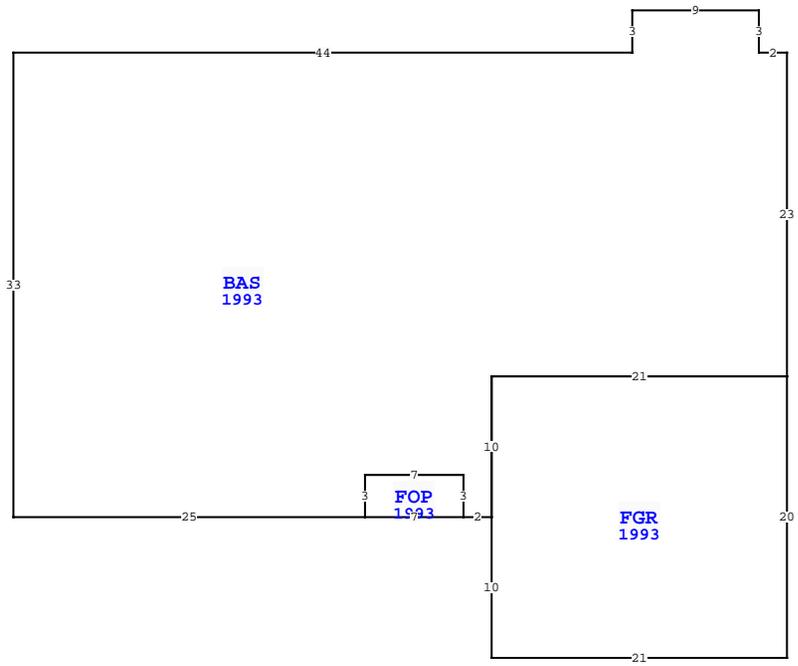


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	12	HARDWOOD	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,611	100	1993
FGR	420	55	1993
FOP	21	30	1993
TOTALS	2,052		
TOTALS		1,848	283,017

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,848	135.7000	179.12	331,014	1988	1995		0	0	14.50	85.50	
1 SNGL FAM - 0% - 2025 Heated Area: 1611 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			283,017
TOTAL MARKET OB/XF VALUE			9,761
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			472,778
SOH/AGL Deduction			0
ASSESSED VALUE			472,778
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			472,778
TOTAL JUST VALUE			472,778
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			442,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100944	DRIVEWAY	500	06/08/2010
20052758	REPAIR/RRF	5,000	09/29/2005
B0003717	REPAIR/RRF	1,000	08/15/2000
4739	NEW CONSTR	41,500	03/10/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2696/1950	2/29/2024	WD	Q	I	01	550,000
GRANTOR: TAYLOR ALFRED						
GRANTEE: COSTELLO DANIEL SHE						
2440/0721	3/02/2021	LE	U	I	11	100
GRANTOR: TAYLOR ALFRED						
GRANTEE: SELPH MICHELLE Y						

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	0	28	16			448.00	SF	6.50	100	1988	1988	3	52	1,514	
2	0855	CONC PAVER	0	0	53	3			159.00	SF	10.00	100	2014	2014	3	94	1,495	
3	0500	FP-PRE FAB	0	0	0	0			1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170
4	0855	CONC PAVER	0	0	0	0			414.00	SF	10.00	100	2017	2017	3	96	3,974	
5	1076	TRELLIS A	0	0	10	10			100.00	SF	7.50	100	2017	2017	3	81	608	
TOTALS														9,761				

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	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							