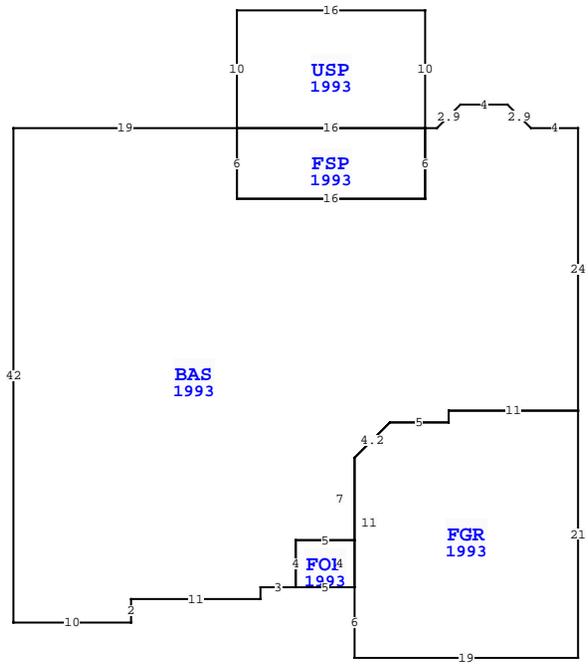


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05		AVERAGE	70	
Exterior Wall	12		CEDAR	30	
Roof Structure	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	14		CARPET	80	
Interior Floor	07		CORK/VTILE	20	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	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	1,537	100	1993	1,537	210,442
FGR	387	55	1993	213	29,163
FOP	20	30	1993	6	822
FSP	96	40	1993	38	5,203
USP	160	30	1993	48	6,572
TOTALS	2,200			1,842	252,203

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,842	125.1200	165.16	304,225	1987	1987	0	0	17.10	82.90
1 SNGL FAM - 100% - 2024 Heated Area: 1537 HX Base Yr 2024											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			252,203
TOTAL MARKET OB/XF VALUE			2,434
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			434,637
SOH/AGL Deduction			42,513
ASSESSED VALUE			392,124
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			341,402
TOTAL JUST VALUE			434,637
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			406,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080635	OTHER	2,205	04/18/2008
B020751	REPAIR/RRF	4,000	04/30/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2800/473	7/11/2025	WD Q	Q	I	01	530,000
GRANTOR: CHANCEY REBECCA M						
GRANTEE: GRIFFIS DANIEL J &						
2652/1400	7/10/2023	WD Q	Q	I	01	506,900
GRANTOR: THORESEN PAUL G & SAN						
GRANTEE: CHANCEY REBECCA M						

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	39	16		5.20	5.20	100	1987	1987	3	49.5	1,668	
2	0811	CONCRETE B	0	100	14	3		5.20	5.20	100	1987	1987	3	49.5	108	
3	0810	CONCRETE A	0	100	0	0		6.50	6.50	100	2004	2004	3	83	658	

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

BUILDING DIMENSIONS											
BAS=[YR=1993] W4 L2 U2 W4 L2 D2 W1 USP=[YR=1993] N10 W16 S10 E16\$ FSP=[YR=1993] W16 S6 E16 N6\$ S6 W16 N6 W19 S42 E10 N2 E11 N1 E3 POP=[YR=1993] E5 FGR=[YR=1993] S6 E19 N21 W11 S1 W5 D3 L3 S11\$ N4 W5 S4\$ N4 E5 N7 R3 U3 E5 N1 E11 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							