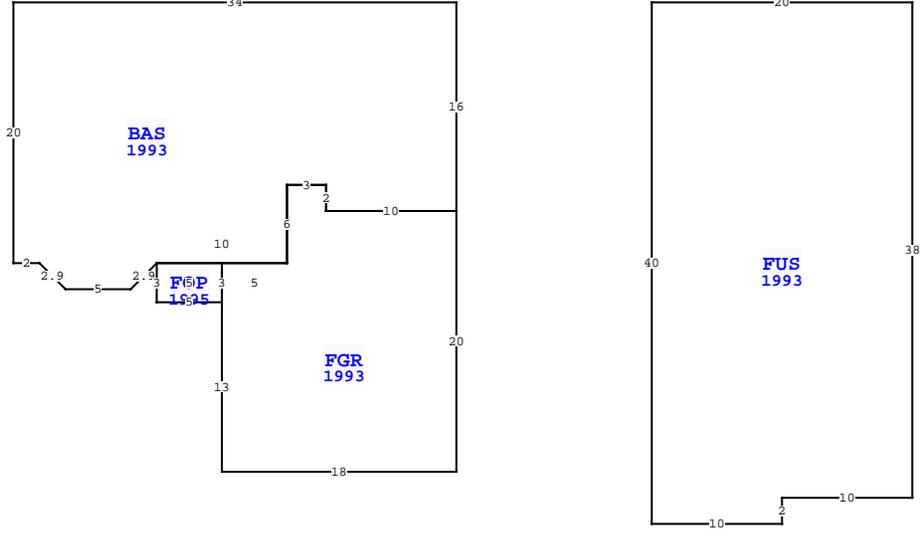


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	12	CEDAR 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 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	636	100	1993
FGR	346	55	1993
FOP	15	30	1995
FUS	780	100	1993
TOTALS	1,777		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,610	136.0450	179.58	289,124	1988	1988	0	0	16.78	83.22
1 SNGL FAM - 100% - 2021										Heated Area: 1416	HX Base Yr 2021



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		240,609
TOTAL MARKET OB/XF VALUE		15,390
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		435,999
SOH/AGL Deduction		161,342
ASSESSED VALUE		274,657
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		223,935
TOTAL JUST VALUE		435,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071815	REPAIR/RRF	2,976	09/25/2007
B033136	ADDITION	1,000	05/22/2003
B0012100	REPAIR/RRF	1,100	09/21/2001
B9085	SWIM POOL	8,650	05/18/1995
4649	NEW CONSTR	45,000	01/25/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2406/0890	10/30/2020	WD	Q	I	01	360,000
GRANTOR: APPLEBY CHAD & MICHEL						
GRANTEE: SWAM SARAH & JASON						
1224/1656	4/22/2004	WD	Q	I		190,000
GRANTOR: CHABOT JASON & SANDY						
GRANTEE: APPLEBY CHAD & MICH						

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	38	16	608.00	SF	5.20	5.20	100	1988	1988	3	52	1,644	
2	0810	CONCRETE A	0 100	23	3	69.00	SF	6.50	6.50	100	1988	1988	3	52	233	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
4	0861	POOL GUNIT	0 100	28	14	392.00	SF	85.00	85.00	100	1995	1995	3	20	6,664	
5	0845	KOOL DECK	0 100	0	0	676.00	SF	7.25	7.25	100	1995	1995	3	68	3,333	
6	0940	SHEDS/PORT	0 100	17	11	187.00	SF	36.00	36.00	100	2003	2003	3	20	1,346	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W34 S20 E2 D2 R2 E5 R2 U2 FOP=[YR=1995] S3 E5 FGR=[YR=1993] S13 E18 N20 W10 N2 W3 S6 W5S3\$ N3 W5\$ E10 N6 E3 S2 E10 N16 \$ PTR= E15 FUS=[YR=1993] E20 S38W10 S2 W10 N40 \$ W15 \$.	

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							