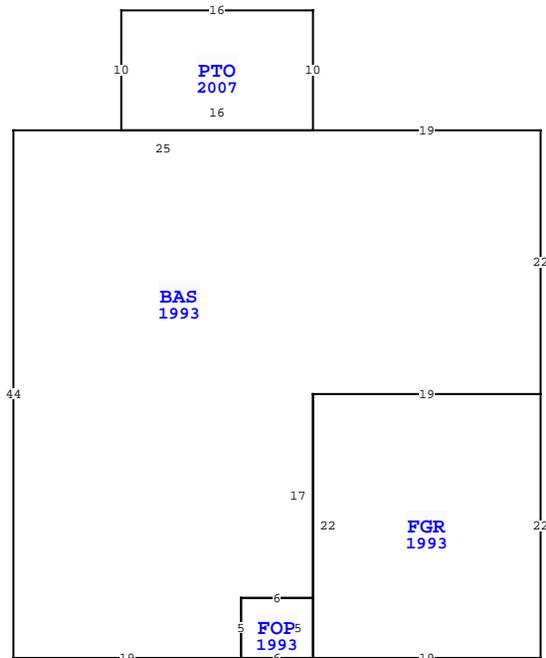


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	12 CEDAR 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,735	133.0550	175.63	304,718	1989	1994	0	0	14.80	85.20		
1 SNGL FAM - 0% - 2024 Heated Area: 1488 HX Base Yr													



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	1,488	100	1993	1,488	222,659
FGR	418	55	1993	230	34,417
FOP	30	30	1993	9	1,347
PTO	160	5	2007	8	1,197
TOTALS	2,096			1,735	259,620

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			259,620
TOTAL MARKET OB/XF VALUE			5,664
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			445,284
SOH/AGL Deduction			0
ASSESSED VALUE			445,284
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			445,284
TOTAL JUST VALUE			445,284
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			417,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081442	REPAIR/RRF	6,250	09/15/2008
20061459	REPAIR/RRF	969	06/27/2006
5046	NEW CONSTR	70,630	10/12/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2683/1448	12/06/2023	WD	Q	I	02	450,000
GRANTOR: BALLYEAT CARLIN C						
GRANTEE: JONAS SHERRI L REVO						
1432/0945	7/27/2006	QC	Q	I	01	100
GRANTOR: BALLYEAT JONATHAN & CA						
GRANTEE: BALLYEAT CARLIN C						

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

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0811	CONCRETE B	0	0	0	0	700.00	SF	5.20	5.20	100	1989	1989	3	54.5	1,984	
3	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	100	2010	2010	3	40	1,440	

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W19 PTO=[YR=2007] N10 W16 S10 E16\$ W25 S44 E19													
FOP=[YR=1993] E6FGR=[YR=1993] E19 N22 W19 S22 \$ N5 W6 S5 \$													
N5 E6 N17 E19 N22 \$.													

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							