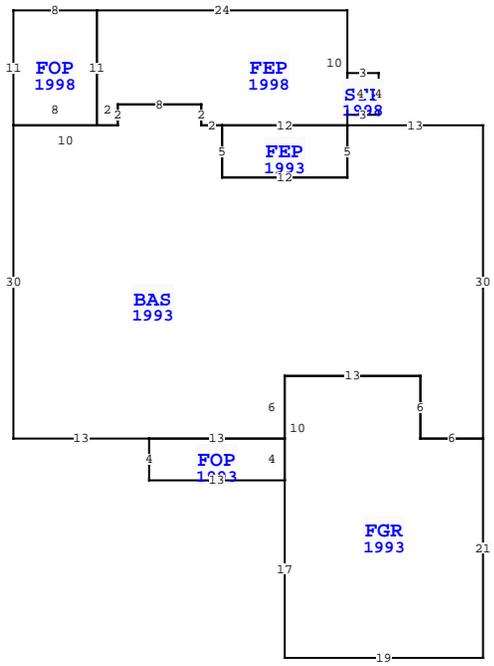


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	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	1,228	100	1993
FEP	60	80	1993
FEP	248	80	1998
FGR	477	55	1993
FOP	52	30	1993
FOP	88	30	1998
STP	12	10	1998
TOTALS	2,165		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,779	129.9500	171.53	305,152	1989	1989	0	0	16.00	84.00
1 SNGL FAM - 100% - 2020										Heated Area: 1228	HX Base Yr 2020



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			256,328
TOTAL MARKET OB/XF VALUE			3,617
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			439,945
SOH/AGL Deduction			177,162
ASSESSED VALUE			262,783
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			212,061
TOTAL JUST VALUE			439,945
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			411,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090383	REPAIR/RRF	2,500	03/26/2009
20071782	REPAIR/RRF	2,000	09/20/2007
B983778	ADDITION	10,200	05/22/1998
5616	NEW CONSTR	58,525	10/13/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2680/1538	11/10/2023	WD	U	I	11	100
GRANTOR: HALPIN KIMBERLY A						
GRANTEE: HALPIN KIMBERLY A T						
2323/1164	12/06/2019	WD	Q	I	02	305,000
GRANTOR: WILKIN CYNTHIA L & DA						
GRANTEE: HALPIN KIMBERLY A						

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	737.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,089	
2	0940	SHEDS/PORT	0	100	19	228.00	SF	30.00	30.00	100	1997	1997	3	20	1,368	
3	1242	WD DECK A	0	100	10	80.00	SF	10.00	10.00	100	2003	2003	3	20	160	

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

BUILDING NOTES	
BAS=[YR=1993] W13 FEP=[YR=1998] N1 STP=[YR=1998] E3 N4 W3 S4\$ N10 W24 FOP=[YR=1998] W8 S11 E8 N11\$ S11 E2 N2 E8 S2 E2 FEP=[YR=1993] S5 E12 N5 W12\$ E12\$ S5 W12 N5 W2 N2 W8 S2 W10 S30 E13 FOP=[YR=1993] S4 E13 FGR=[YR=1993] S17 E19 N21 W6 N6 W13 S10\$N4 W13\$ E13 N6 E13 S6 E6 N30\$.	

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							