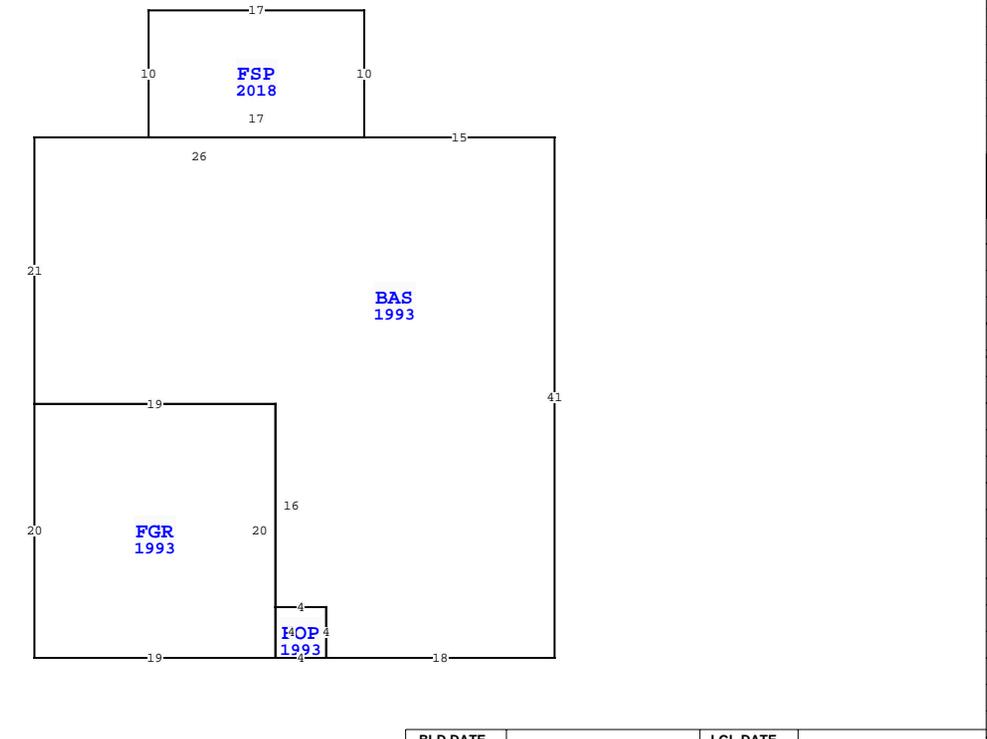


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,567	135.9507	179.45	281,198	1987	1987		0	0	16.25	83.75
1 SNGL FAM - 100% - 2025 Heated Area: 1285 HX Base Yr 2025												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,285	100	1993	1,285	193,122
FGR	380	55	1993	209	31,410
FOP	16	30	1993	5	751
FSP	170	40	2018	68	10,220
<b>TOTALS</b>	<b>1,851</b>			<b>1,567</b>	<b>235,503</b>

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			235,503
TOTAL MARKET OB/XF VALUE			1,627
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			417,130
SOH/AGL Deduction			0
ASSESSED VALUE			417,130
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			366,408
TOTAL JUST VALUE			417,130
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			390,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140135	SIDING	12,000	01/22/2014
20131519	ROOF	9,500	06/28/2013
20121240	SIDING	2,100	06/25/2012
011147	XFOB	2,000	05/18/2001
4321	NEW CONSTR	37,000	06/03/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2696/1373	2/28/2024	WD	Q	I	02	460,000
GRANTOR: STURGES DAVID NOAH						
GRANTEE: MCCARTHY SORCHA A						
2678/393	11/07/2023	WD	U	I	37	330,000
GRANTOR: VERBEKE CORNELIA M						
GRANTEE: STURGES DAVID NOAH						

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		SF	5.20	100	1987	1987	3	49.5	1,565	
2	0811	CONCRETE B	0	100	8	3		SF	5.20	100	1987	1987	3	49.5	62	
<b>TOTAL OB/XF 1,627</b>																

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

BUILDING DIMENSIONS														
BAS=[YR=1993] W15 FSP=[YR=2018] N10 W17 S10E17 \$ W26 S21														
FGR=[YR=1993] S20 E19 FOP=[YR=1993] E4 N4 W4 S4 \$ N20 W19 \$														
E19 S16 E4 S4 E18 N41 \$.														

LAND DESCRIPTION																								
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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							