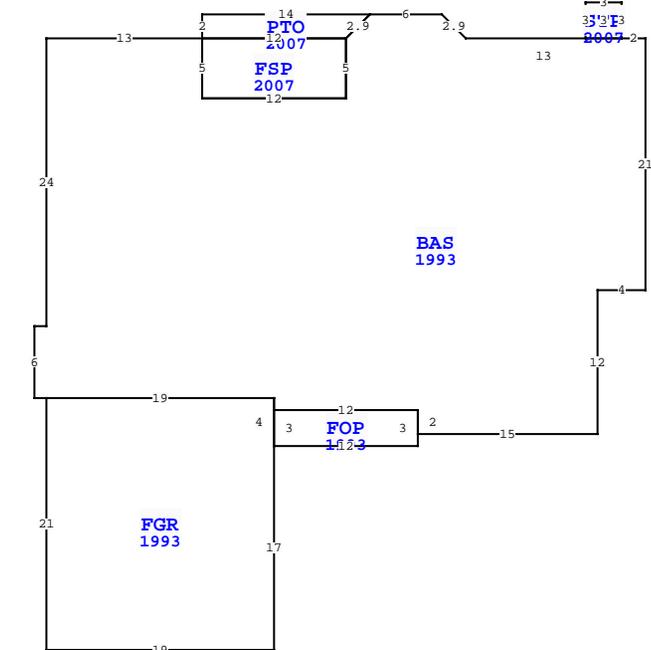


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	11 CLAY TILE 50				
Interior Floo	14 CARPET 50				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
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	1,483	100	1993	1,483	215,230
FGR	399	55	1993	219	31,783
FOP	36	30	1993	11	1,597
FSP	60	40	2007	24	3,483
PTO	26	5	2007	1	145
STP	9	10	2007	1	145
TOTALS	2,013			1,739	252,384

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,739	131.6750	173.81	302,256	1987	1987	0	0	16.50	83.50
1 SNGL FAM - 100% - 1997 Heated Area: 1483 HX Base Yr 1997											



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		252,384
TOTAL MARKET OB/XF VALUE		4,561
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		436,945
SOH/AGL Deduction		307,493
ASSESSED VALUE		129,452
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,730
TOTAL JUST VALUE		436,945
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070213	REPAIR/RRF	3,639	02/06/2007
20070214	XFOB	1,900	02/06/2007
4322	NEW CONSTR	37,000	06/03/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2737/272	9/10/2024	QC	U	I	11	100
GRANTOR: PETZ THOMAS & JULIE F						
GRANTEE: PETZ THOMAS A & JUL						
2719/1236	6/18/2024	WD	U	I	11	100
GRANTOR: PETZ THOMAS A & JULIE						
GRANTEE: PETZ THOMAS & JULIE						

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	26	3		78.00	5.20	100	1987	1987	3	49.5	201	
2	0811	CONCRETE B	0	100	38	16		663.00	5.20	100	1987	1987	3	49.5	1,707	
3	0500	FP-PRE FAB	0	100	0	0		1.00	3,500.00	100	1987	1987	3	60	2,100	
4	0476	VF 6 SBPL	0	100	0	0		27.00	32.00	100	2005	2005	3	64	553	

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

BUILDING NOTES	
BAS=[YR=1993] W2 STP=[YR=2007] N3 W3 S3 E3 \$ W13 U2 L2 W6	
PTO=[YR=2007] W14 S2 E12 U2 R2 \$ L2 D2 FSP=[YR=2007] W12 S5	
E12 N5\$ S5 W12 N5 W13 S24 W1 S6 E1 FGR=[YR=1993] S21 E19 N17	
POP=[YR=1993] E12 N3 W12 S3 \$ N4 W19 \$ E19 S1 E12 S2 E15 N12	
E4 N21 \$.	

LAND DESCRIPTION																								
TOTAL OB/XF 4,561																								
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							