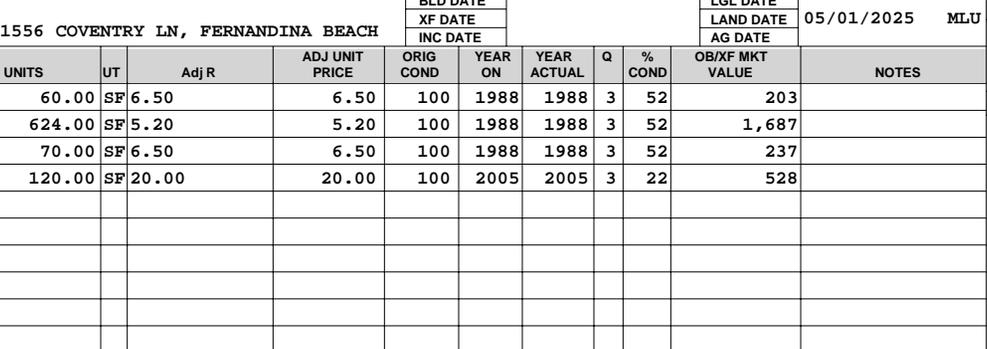


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC		1046.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,353	100
FGR	399	55
FOP	25	30
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	1,580	135.9507	179.45	283,531	1988	1988	0	0	16.00	84.00
1 SNGL FAM - 100% - 2020 Heated Area: 1353 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				238,166
TOTAL MARKET OB/XF VALUE				2,655
TOTAL LAND VALUE - MARKET				180,000
TOTAL MARKET VALUE				420,821
SOH/AGL Deduction				179,643
ASSESSED VALUE				241,178
TOTAL EXEMPTION VALUE	HX HB			50,722
BASE TAXABLE VALUE				190,456
TOTAL JUST VALUE				420,821
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				394,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173279	HBSIDE	13,400	10/25/2017
20053090	ADDITION	8,000	11/29/2005
20053078	REPAIR/RRF	2,000	11/28/2005
4566	NEW CONSTR	37,000	11/12/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2346/1143	3/02/2020	QC	U	I	11	100
GRANTOR: GRIFFITHS PAUL						
GRANTEE: GRIFFITHS ELLEN						
2138/1958	8/01/2017	WD	U	I	30	21,700
GRANTOR: GRIFFITHS ELLEN L & P						
GRANTEE: GRIFFITHS PAUL & EL						

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	0810	CONCRETE A	0	100	20	3			6.50	100	1988	1988	3	52	203	
2	0811	CONCRETE B	0	100	39	16			5.20	100	1988	1988	3	52	1,687	
3	0810	CONCRETE A	0	100	10	7			6.50	100	1988	1988	3	52	237	
4	0755	FSP	0	100	12	10			20.00	100	2005	2005	3	22	528	

TOTAL OB/XF												2,655												
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							

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

BUILDING DIMENSIONS											
BAS=[YR=1993] W50 S13 W1 S6 E1 S13 E23 FOP=[YR=1993] E5 N5 W5 S5\$ N5 E5 S5 E3 FGR=[YR=1993] S9 E19 N21 W19 S12\$ N12 E19 N20\$.											