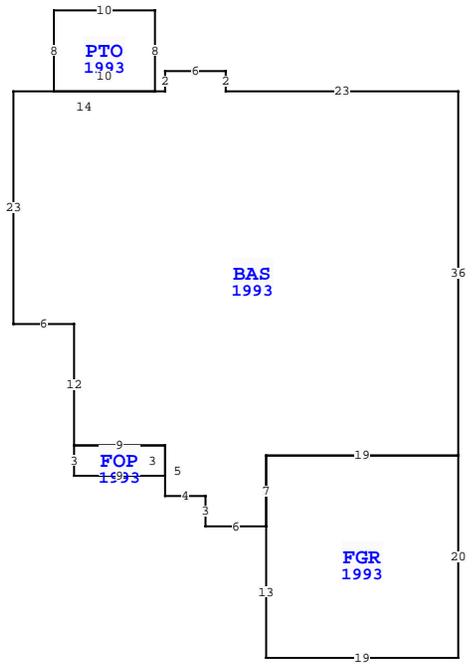


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 70				
Interior Floo	11 CLAY TILE 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
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	1,567	100	1993	1,567	223,574
FGR	380	55	1993	209	29,819
FOP	27	30	1993	8	1,142
PTO	80	5	1993	4	570
TOTALS	2,054			1,788	255,106

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,788	127.5350	168.35	301,010	1992	1992	0	0	15.25	84.75
1 SNGL FAM - 100% - 1993 Heated Area: 1567 HX Base Yr 1993											



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	Tax Group: 2	STANDARD
BUILDING MARKET VALUE	Tax Dist:	
TOTAL MARKET OB/XF VALUE		255,106
TOTAL LAND VALUE - MARKET		8,319
TOTAL MARKET VALUE		198,000
SOH/AGL Deduction		461,425
ASSESSED VALUE		325,393
TOTAL EXEMPTION VALUE	HX HB	136,032
BASE TAXABLE VALUE		50,722
TOTAL JUST VALUE		85,310
INCOME VALUE		461,425
PREVIOUS YEAR MKT VALUE		0
		433,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101639	REMODEL	1,000	09/21/2010
20090390	REPAIR/RRF	2,500	03/30/2009
20081075	XFOB	4,540	06/25/2008
7329	NEW CONSTR	68,985	09/18/1992
5507	NEW CONSTR	77,210	08/02/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2458/0483	4/26/2021	QC	U	I	11	100
GRANTOR: KENNEDY ROBERT A JR &						
GRANTEE: KENNEDY ROBERT A JR						
1245/1614	7/15/2004	WD	Q	I	01	100
GRANTOR: KENNEDY ROBERT A JR &						
GRANTEE: KENNEDY ROBERT A JR						

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	100	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
2	0811	CONCRETE B	0	100	0	755.00	SF	5.20	5.20	100	1992	1992	3	62	2,434	
3	0510	GARAGE WD-	0	100	24	288.00	SF	24.85	24.85	100	2008	2008	3	48	3,435	
TOTALS															8,319	

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	000134	C	RES POND	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	180,000.00	198,000.00	198,000							