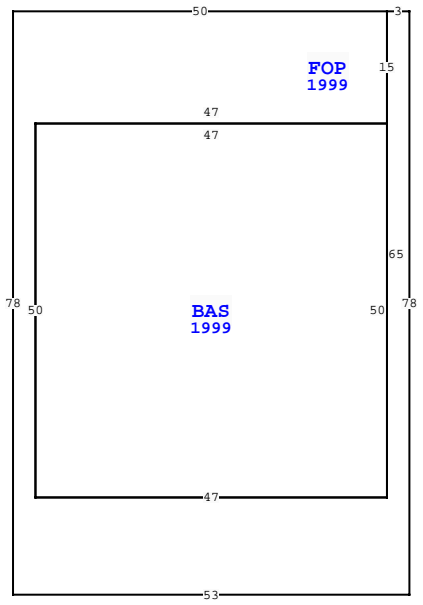
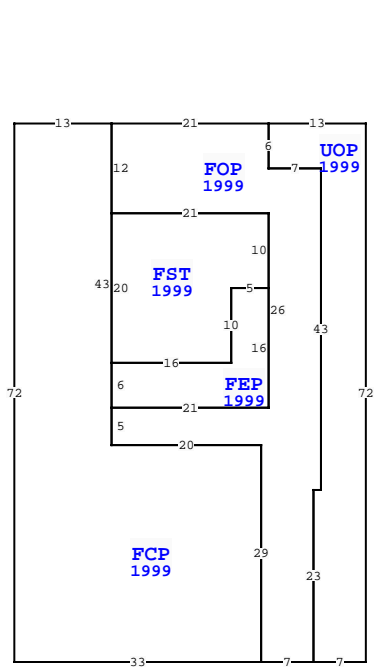


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	23	REINF CONC	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	08	CLAY TILE	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	70		
Interior Floor	14	CARPET	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	04	REIN CONC	100		
Stories	2.	2.100			
Units		0	100		
Occupancy	00	NONE	100		
Quality	04	Quality Level	04		
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC		1057.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,350	100	1999	2,350	342,492
FCP	1,516	25	1999	379	55,236
FEP	176	80	1999	141	20,550
FOP	825	30	1999	248	36,144
FOP	1,784	30	1999	535	77,971
FST	370	55	1999	204	29,731
UOP	497	20	1999	99	14,428
TOTALS	7,518			3,956	576,552

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,956	121.9995	161.04	637,074	1999	2005	0	0	9.50	90.50
1 SNGL FAM - 100% - 2000 Heated Area: 2350 HX Base Yr 2000											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			576,552
TOTAL MARKET OB/XF VALUE			10,242
TOTAL LAND VALUE - MARKET			478,125
TOTAL MARKET VALUE			1,064,919
SOH/AGL Deduction			569,796
ASSESSED VALUE			495,123
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			439,401
TOTAL JUST VALUE			1,064,919
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			967,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0869	POOL	0	03/25/2025
2025-0827	REMODEL AND ELEVA	682,900	02/05/2025
2024-0585	SCOPE OF WORK IN	422,147	12/18/2024
20091660	H/AC	8,000	12/07/2009
20091490	REPAIR/RRF	45,000	10/30/2009
984601	NEW CONSTR	200,000	12/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2585/0048	8/16/2022	FJ	U	I	11	0
GRANTOR: PICKREN VERNE J JR ES						
GRANTEE: PICKREN LAURA CATHE						
0761/0480	5/29/1996	WD	Q	V		55,000
GRANTOR: COURSON BERTHA B TRUS						
GRANTEE: PICKREN VERNE J 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	0819	CONC 12"	0	100	10	8			9.50	100	1999	1999	3	75	570	
2	0810	CONCRETE A	0	100	62	32			6.50	100	1999	1999	3	75	9,672	

BUILDING NOTES														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
05/07/2025 MLU														

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	0006	R-1	75.00	125.00	75.00	FF		1.00	1.00	0.85	7,500.00	6,375.00	478,125							