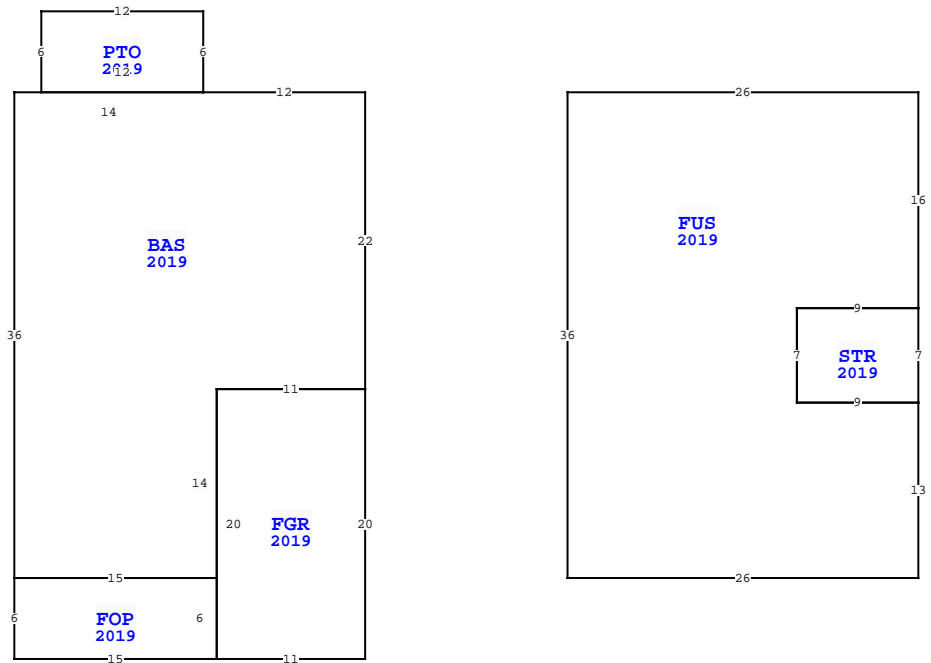


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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		1022.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	782	100
FGR	220	55
FOP	90	30
FUS	873	100
PTO	72	5
STR	63	10
TOTALS	2,100	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,813	138.9200	183.37	332,450	2019	2019	0	0	2.00	98.00	
1 SNGL FAM - 0% - 0 Heated Area: 1655 HX Base Yr												



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		325,801
TOTAL MARKET OB/XF VALUE		3,124
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		478,925
SOH/AGL Deduction		78,876
ASSESSED VALUE		400,049
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		400,049
TOTAL JUST VALUE		478,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190358	NEW CONSTR	0	07/03/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2333/0783	1/14/2020	WD Q	Q	I	02	306,100
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: LEVESQUE PETER R &						
2250/0339	1/15/2019	WD Q	Q	V	01	70,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDERS						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/26/2024	MLU

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	0	0	143.00	SF	6.50	6.50	100	2019	2019	3	97	902	
2	0855	CONC PAVER	0	0	0	208.00	SF	10.00	10.00	100	2019	2019	3	97	2,018	
3	0855	CONC PAVER	0	0	0	21.00	SF	10.00	10.00	100	2019	2019	3	97	204	

BUILDING NOTES	
BAS=[YR=2019] W12 PTO=[YR=2019] N6 W12 S6 E12\$ W14 S36 FOP=[YR=2019] S6 E15 FGR=[YR=2019] E11 N20 W11 S20\$ N6 W15\$ E15 N14 E11 N22\$ PTR=E15 FUS=[YR=2019] E26 S16 STR=[YR=2019] W9 S7 E9 N7\$ W9 S7 E9 S13 W26 N36 \$ W15\$.	

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	0		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000								