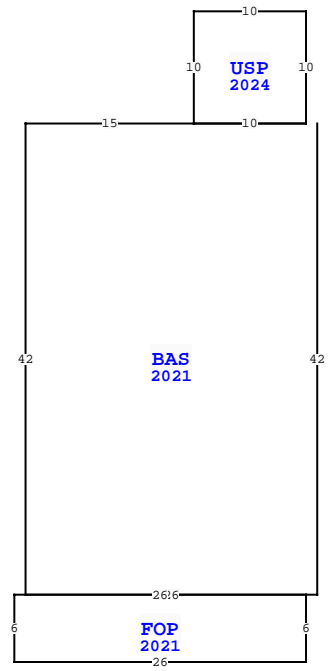


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	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		1022.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,092	100	2021
FOP	156	30	2021
USP	100	30	2024
TOTALS	1,348		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,169	138.9660	183.44	214,441	2021	2021	0	0	1.00	99.00		
1 SNGL FAM - 100% - 2022 Heated Area: 1092 HX Base Yr 2022													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			212,297
TOTAL MARKET OB/XF VALUE			3,643
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			365,940
SOH/AGL Deduction			100,478
ASSESSED VALUE			265,462
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			214,740
TOTAL JUST VALUE			365,940
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			355,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222710	10*10 FOP	8,000	01/31/2023
20200467	CO ISSUED	0	04/16/2021
20200467	NEW CONSTR	0	10/09/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2454/0876	4/16/2021	WD	Q	I	02	290,700
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: DALTON PATTY & CHRI						
2276/0395	5/17/2019	WD	Q	V	01	71,500
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDE						

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	0855	CONC PAVER	0	100	0	368.00	SF	10.00	10.00	100	2021	2021	3	99	3,643	

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

BUILDING DIMENSIONS			
BAS=[YR=2021;ORIG=0,0] U0L10 D0L15 S42 E26 N42 \$			
FOP=[YR=2021;ORIG=-26,42] S6 E26 N6 W26 \$			
USP=[YR=2024;ORIG=0,-10] W10 S10 E10 N10 \$			

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	000100	C	RES	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							