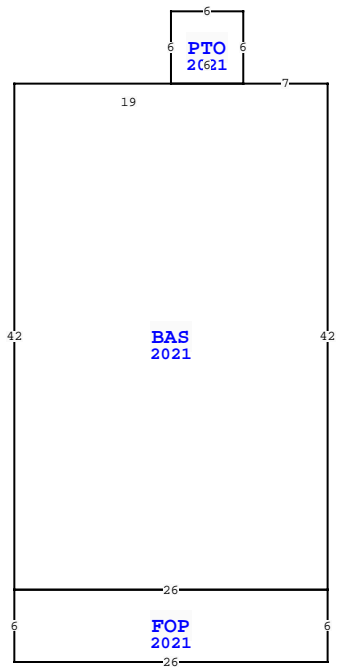


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	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		1022.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,092	100	2021
FOP	156	30	2021
PTO	36	5	2021
TOTALS	1,284		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,141	138.9660	183.44	209,305	2021	2021	0	0	1.00	99.00		
1 SNGL FAM - 0% - 0 Heated Area: 1092 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			207,212
TOTAL MARKET OB/XF VALUE			1,960
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			359,172
SOH/AGL Deduction			42,941
ASSESSED VALUE			316,231
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			316,231
TOTAL JUST VALUE			359,172
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			349,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200237	NEW CONSTR	0	09/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2428/0224	1/06/2021	WD Q	Q	I	02	268,200

GRANTOR: NEW ATLANTIC BUILDERS
GRANTEE: THORSEN REVOCABLE T
2423/1887 1/06/2021 WD U V 11 100
GRANTOR: SIMMONS 9 LLC
GRANTEE: NEW ATLANTIC BUILDERS

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

BUILDING DIMENSIONS	
BAS=[YR=2021] W7 PTO=[YR=2021] N6 W6 S6 E6 \$ W19 S42	
FOP=[YR=2021] S6 E26 N6 W26 \$ E26 N42 \$.	

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 PAVR	0	0	0	198.00	SF	10.00	10.00	100	2021	2021	3	99	1,960	

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							