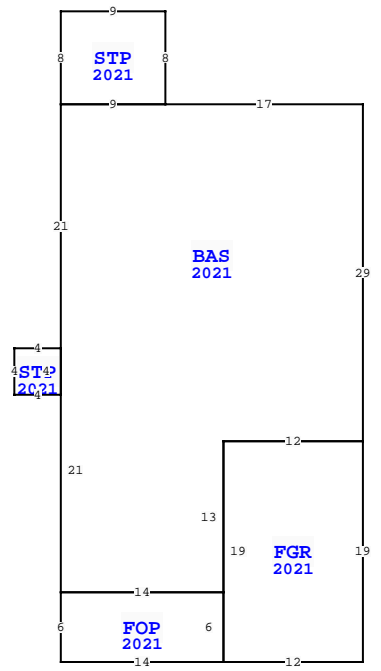


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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	936	100	2021
FGR	228	55	2021
FOP	84	30	2021
STP	16	10	2021
STP	72	10	2021
TOTALS	1,336		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,095	150.0589	198.08	216,898	2021	2021	0	0	1.00	99.00		
1 SNGL FAM - 0% - 0 Heated Area: 936 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			214,729
TOTAL MARKET OB/XF VALUE			1,960
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			366,689
SOH/AGL Deduction			43,864
ASSESSED VALUE			322,825
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			322,825
TOTAL JUST VALUE			366,689
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			356,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200556	CO ISSUED	0	09/01/2021
20200556	NEW CONSTR	0	11/17/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2499/1825	9/20/2021	WD	Q	I	01	262,500
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: GAPEN AMY						
2326/1376	12/13/2019	WD	Q	V	05	511,000
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	0	0	0		198.00	SF	10.00				1,960	

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

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2021] W17 STP=[YR=2021] N8 W9 S8 E9\$ W9 S21													
STP=[YR=2021] W4 S4 E4 N4 \$ S21 FOP=[YR=2021] S6 E14													
FGR=[YR=2021] E12 N19 W12 S19\$ N6 W14\$ E14 N13 E12 N29\$.													

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							