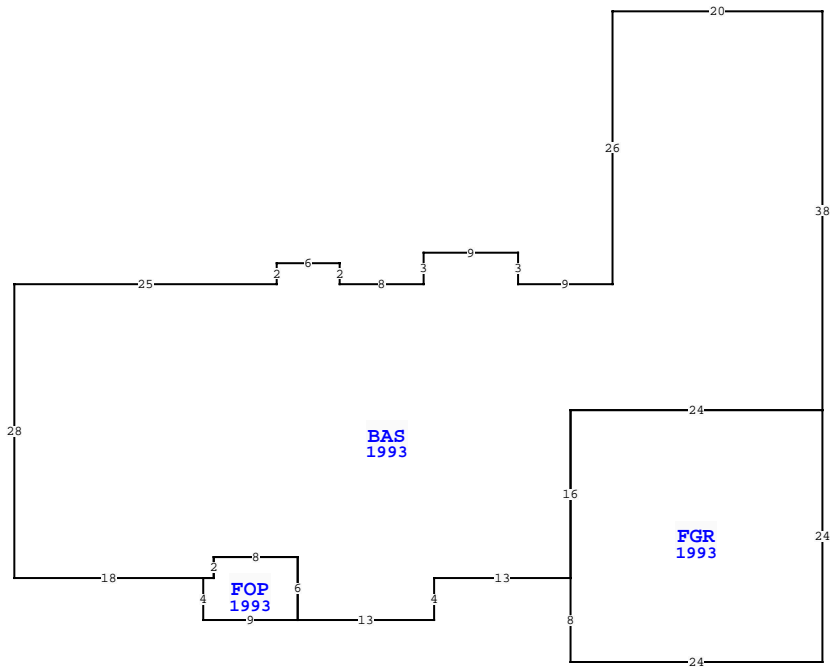


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	11	BD/BTN AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1007.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,367	100	1993
FGR	576	55	1993
FOP	52	30	1993
TOTALS	2,995		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,700	108.7632	143.57	387,639	1987	1987	0	0	18.50	81.50
1 SNGL FAM - 100% - 2025 Heated Area: 2367 HX Base Yr 2025											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	315,926		
TOTAL MARKET OB/XF VALUE	28,291		
TOTAL LAND VALUE - MARKET	656,500		
TOTAL MARKET VALUE	1,000,717		
SOH/AGL Deduction	461,831		
ASSESSED VALUE	538,886		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	488,164		
TOTAL JUST VALUE	1,000,717		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	986,125		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0961	INSTALL PRE-BUILD	5,000	03/27/2025
20042004	REPAIR/RRF	10,000	11/01/2004
4276	NEW CONSTR	124,000	04/28/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2745/316	10/22/2024	WD	Q	I	01	1,225,000
GRANTOR: DAHLGREN BARBARA L RE						
GRANTEE: ERICKSON ROBERT & L						
2298/1075	8/16/2019	WD	U	I	11	100
GRANTOR: DAHLGREN BARBARA L						
GRANTEE: DAHLGREN BARBARA L						

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	100	64	3	SF	6.50	6.50	100	1987	1987	3	49.5	618	
2	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	1987	1987	3	49.5	5,341	
3	0504	FP-ELECTRI	0	100	0	0	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	
4	1242	WD DECK A	0	100	6	4	SF	10.00	10.00	100	1987	1987	3	20	48	
5	0300	BOAT DCK W	0	100	0	0	SF	40.00	40.00	100	1987	1987	3	20	17,200	
6	1242	WD DECK A	0	100	26	14	SF	10.00	10.00	100	1987	1987	3	20	728	
7	0300	BOAT DCK W	0	100	0	0	SF	40.00	40.00	100	1990	1990	3	20	1,936	
8	0311	WD GANG WY	0	100	0	0	SF	45.00	45.00	100	1990	1990	3	20	180	
9	0303	FLT DOCK W	0	100	0	0	SF	26.00	26.00	100	1990	1990	3	20	1,040	
TOTALS															28,291	

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	000116	C	RES MARSH	100		R-1	101.00	231.00	101.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	656,500							