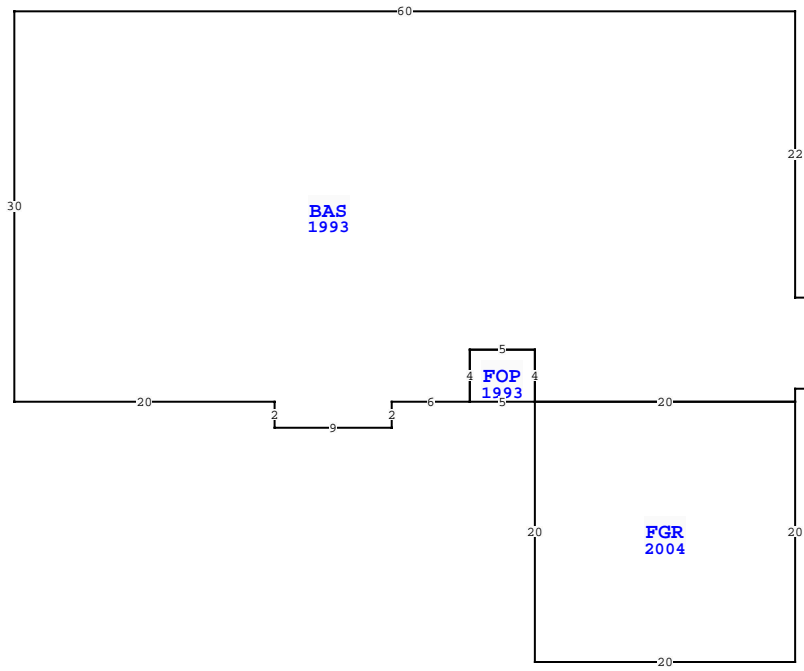


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	80
Exterior Wall	23	REINF CONC	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	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	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,819	100	1993
FGR	400	55	2004
FOP	20	30	1993
TOTALS	2,239		
TOTAL ADJ AREA	2,045		
SUBAREA MARKET VALUE	302,659		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2022								
Heated Area: 1819						HX Base Yr 2022					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			302,659
TOTAL MARKET OB/XF VALUE			4,833
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			607,492
SOH/AGL Deduction			81,021
ASSESSED VALUE			526,471
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			470,749
TOTAL JUST VALUE			607,492
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			568,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210779	REPAIR/RRF	0	12/01/2021
20061070	OTHER	100	05/17/2006
20034170	REPAIR/RRF	3,000	11/19/2003
20033293	REMODEL	24,000	06/25/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2509/0996	10/29/2021	WD	Q	I	01	605,000
GRANTOR: DICKSON GWEN W						
GRANTEE: FINN BRIAN M & BARB						
1275/0175	11/18/2004	WD	Q	I		279,000
GRANTOR: KILLEN M KERRY & SHEL						
GRANTEE: DICKSON DAVID F & G						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	
2	0810	CONCRETE A	0	100	32	96.00	SF	6.50	6.50	100	2004	2004	3	83	518	
3	0810	CONCRETE A	0	100	39	624.00	SF	6.50	6.50	100	1988	1988	3	52	2,109	
4	1242	WD DECK A	0	100	36	360.00	SF	10.00	10.00	100	2004	2004	3	21	756	
5	0877	JACUZZI	0	100	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	21	210	

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	100	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							