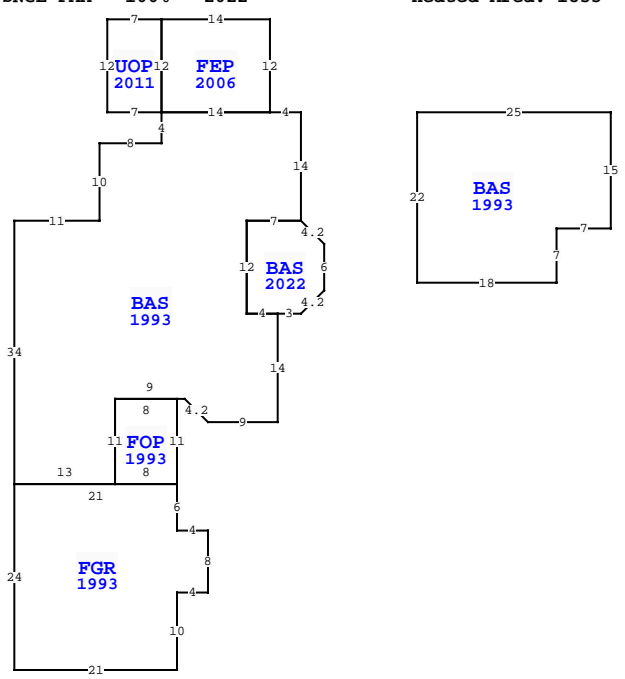


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,325	112.4060	148.38	344,984	1986	1995	0	0	14.30	85.70
1 SNGL FAM - 100% - 2022 Heated Area: 1853 HX Base Yr 2022											



Quality					
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC 1075.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	501	100	1993	501	63,708
BAS	1,241	100	1993	1,241	157,808
BAS	111	100	2022	111	14,115
FEP	168	80	2006	134	17,040
FGR	536	55	1993	295	37,513
FOP	88	30	1993	26	3,306
UOP	84	20	2011	17	2,161
<b>TOTALS</b>	<b>2,729</b>			<b>2,325</b>	<b>295,651</b>

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE			295,651	
TOTAL MARKET OB/XF VALUE			6,077	
TOTAL LAND VALUE - MARKET			375,000	
TOTAL MARKET VALUE			676,728	
SOH/AGL Deduction			128,337	
ASSESSED VALUE			548,391	
TOTAL EXEMPTION VALUE			50,722	
BASE TAXABLE VALUE			497,669	
TOTAL JUST VALUE			676,728	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			612,810	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222237	REMODEL	0	07/07/2022
20210784	REPAIR/RRF	0	12/01/2021
20111653	XFOB	2,200	09/20/2011
B041744	REPAIR/RRF	4,000	09/29/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2448/0978	4/01/2021	WD	Q	I	01	500,000
GRANTOR: GIARDINO ROBERT						
GRANTEE: ALDRIDGE CYNTHIA K						
0701/0409	3/25/1994	WD	Q	I		122,500
GRANTOR: PRESSLEY G WAYNE						
GRANTEE: PASQUALE MADELINE &						

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	0811	CONCRETE B	0	100	53	3	SF	5.20	5.20	100	1986	1986	3	47	389	
2	0500	FP-PRE FAB	0	100	0	0	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
3	0811	CONCRETE B	0	100	0	0	SF	5.20	5.20	100	2011	2011	3	91	3,658	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.25	300,000.00	375,000.00	375,000							

REVIEW DATE 02/21/2023 BY DJ																								
Total Acres: 0.00					Total Land Value: 375,000					Market: 0					Agricultural: 0					Common: 375,000				