

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 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1075.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,358	100
BAS	362	100
FGR	494	55
FOP	48	30
FOP	84	30
FUS	465	100
SFB	270	80
UOP	216	20
TOTALS	3,297	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,755	105.6960	139.52	384,378	1989	1995	0	0	14.30	85.70	

1 SNGL FAM - 0% - 0 Heated Area: 2401 HX Base Yr

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			329,412
TOTAL MARKET OB/XF VALUE			14,966
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			644,378
SOH/AGL Deduction			0
ASSESSED VALUE			644,378
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			644,378
TOTAL JUST VALUE			644,378
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			589,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172958	REMODEL	45,000	09/27/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2451/0874	3/08/2021	QC	U	I	11	309,500

GRANTOR: STARK ROBERT T & MARI  
GRANTEE: CASTARK PROPERTIES

2072/0465	9/16/2016	WD	Q	I	05	400,000
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GRANTOR: RANKIN ELIZABETH T  
GRANTEE: STARK ROBERT T & MA

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	736.00	SF	10.00	10.00	100	2018	2018	3	97	7,139	
2	0810	CONCRETE A	0	0	0	0	788.00	SF	6.50	6.50	100	1989	1989	3	54.5	2,791	
3	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	4,480	
4	0810	CONCRETE A	0	0	0	0	157.00	SF	6.50	6.50	100	1989	1989	3	54.5	556	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/30/2025	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS
UOP=[YR=2018] W18 S12 BAS=[YR=2018] W15 S30 BAS=[YR=1993] W4 S37 FGR=[YR=1993] S22 E21 N8 E4 N8 W4 N6 FOP=[YR=1993] N12 W7 S12 E7 \$ W21 \$ E14 N12 E11 S3 E9 N15 FOP=[YR=1993] N12 W4 S12 E4 \$ W4 N12 E7 N16 SFB=[YR=1993] N15 W18 S15 E18\$ W18 S4 W8 S11 W7\$ E7 N11 E8 N19\$ E18 N12\$ PTR= E15 FUS=[YR=1993] E21 S16 W8 S7 W15 N19 E2 N4 \$ W15 \$ .

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	000134	C	RES POND	0		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							