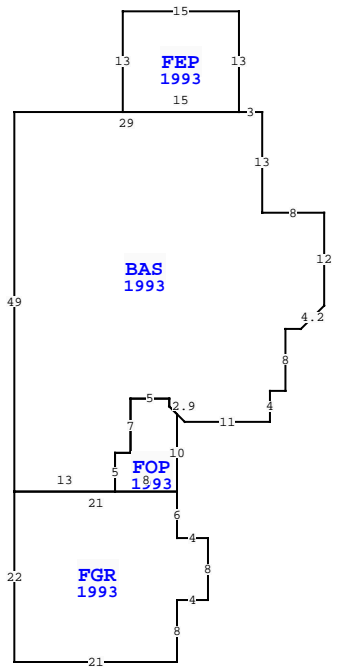


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1075.00
AREA TYPE	TOTAL GROSS AREA
BAS	1,532
FEP	195
FGR	494
FOP	81
TOTALS	2,302

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,984	110.5440	145.92	289,505	1989	1995	0	0	14.30	85.70
1 SNGL FAM - 0% - 0										Heated Area: 1532	HX Base Yr



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	248,106		
TOTAL MARKET OB/XF VALUE	9,009		
TOTAL LAND VALUE - MARKET	300,000		
TOTAL MARKET VALUE	557,115		
SOH/AGL Deduction	95,694		
ASSESSED VALUE	461,421		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	461,421		
TOTAL JUST VALUE	557,115		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	505,672		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090785	REPAIR/RRF	4,000	06/19/2009
5330	NEW CONSTR	68,565	04/27/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2577/1860	6/17/2022	WD	U	I	11	100
GRANTOR: LIVINGSTON THOMAS H						
GRANTEE: LIVINGSTON-HUFF FAM						
1413/1890	5/22/2006	TD	U	I	07	100
GRANTOR: VOLLMER JULIA H TRUST						
GRANTEE: LIVINGSTON THOMAS H						

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	0812	CONCRETE C	0	0	0	0	2,062.00	SF	4.00	4.00	100	1989	1989	3	54.5	4,495	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
3	1124	CB/STC 4"	0	0	0	0	75.00	SF	6.50	6.50	100	1989	1989	3	54.5	266	
4	0810	CONCRETE A	0	0	0	0	393.00	SF	6.50	6.50	100	1995	1995	3	68	1,737	
5	0855	CONC PAVER	0	0	0	0	57.00	SF	7.00	7.00	100	1995	1995	3	68	271	

TOTAL OB/XF										9,009							
BLD DATE										LGL DATE		04/30/2025		MLU			
XF DATE										LAND DATE							
INC DATE										AG DATE							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W8 N13 W3 FEP=[YR=1993] N13 W15 S13 E15 \$ W29 S49 FGR=[YR=1993] S22 E21 N8 E4 N8 W4 N6 FOP=[YR=1993] N10 U1 L1 N1 W5 S7 W2 S5 E8 \$ W21\$ E13 N5 E2 N7 E5 S1 D2 R2 E11 N4E2 N8 E2 U3 R3 N12 \$.									

LAND DESCRIPTION										TOTAL OB/XF										9,009									
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	300,000.00	300,000.00	300,000												