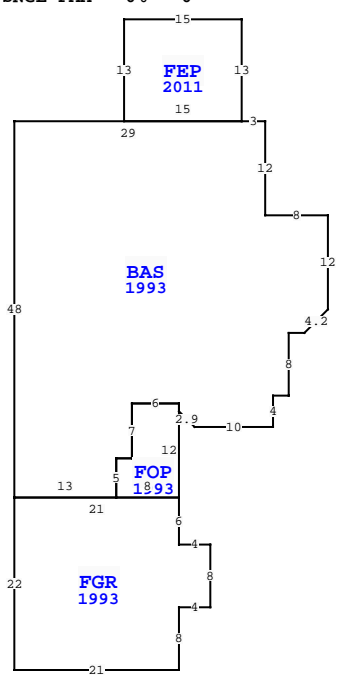


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	16	WD FR STUC 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories		1. 1. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
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	YEAR
BAS	1,497	100	1993
FEP	195	80	2011
FGR	494	55	1993
FOP	82	30	1993
TOTALS	2,268		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,950	106.4280	140.48	273,936	1988	1995		0	14.30	85.70
1 SNGL FAM - 0% - 0 Heated Area: 1497 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			234,763
TOTAL MARKET OB/XF VALUE			3,796
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			538,559
SOH/AGL Deduction			102,230
ASSESSED VALUE			436,329
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			436,329
TOTAL JUST VALUE			538,559
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			487,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121265	FRONT DOOR	998	06/27/2012
20042144	REPAIR/RRF	5,000	11/12/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
1355/0798	10/04/2005	WD	Q	I	340,000	
GRANTOR: PEDRICK KATIE DALE BE						
GRANTEE: AVERA DEBORAH S						
0790/0058	4/10/1997	PR	Q	I 06	100	
GRANTOR: PEDRICK KATIE D P/R F						
GRANTEE: PEDRICK KATIE DALE						

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	0	0	0	803.00	SF	5.20	5.20	100	1988	1988	3	52	2,171	
2	0810	CONCRETE A	0	0	0	0	86.00	SF	6.50	6.50	100	1988	1988	3	52	291	
3	0811	CONCRETE B	0	0	0	0	285.00	SF	5.20	5.20	100	2010	2010	3	90	1,334	

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

BUILDING NOTES	
BAS=[YR=1993] W3 FEP=[YR=2011] N13 W15 S13 E15\$ W29 S48	
FGR=[YR=1993] S22 E21 N8 E4 N8 W4 N6 FOP=[YR=1993] N12 W6 S7	
W2 S5 E8\$ W21\$ E13 N5 E2 N7 E6 S1 D2 R2 E10 N4 E2 N8 E2 U3	
R3 N12 W8 N12\$.	

LAND DESCRIPTION		TOTAL OB/XF															3,796							
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							