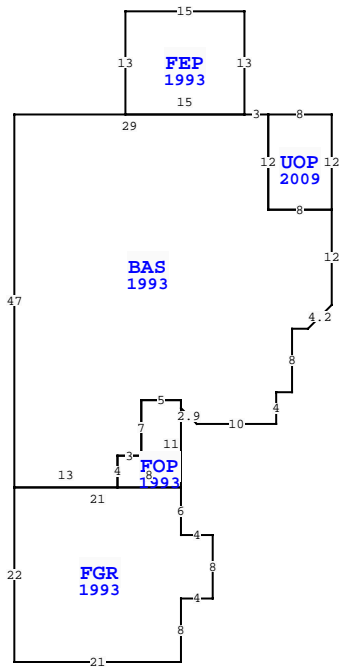


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 80				
Exterior Wall	16 WD FR STUC 20				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,491	100	1993	1,491	179,504
FEP	195	80	1993	156	18,781
FGR	494	55	1993	272	32,747
FOP	67	30	1993	20	2,408
UOP	96	20	2009	19	2,287
TOTALS	2,343			1,958	235,726

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,958	106.4280	140.48	275,060	1987	1995	0	0	14.30	85.70
1 SNGL FAM - 0% - 2025 Heated Area: 1491 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			235,726
TOTAL MARKET OB/XF VALUE			3,810
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			539,536
SOH/AGL Deduction			0
ASSESSED VALUE			539,536
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			539,536
TOTAL JUST VALUE			539,536
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			488,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052030	H/AC	7,000	06/21/2005
B041643	REPAIR/RRF	5,000	09/15/2004
BP4133	N/A	48,200	01/20/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/1569	2/16/2024	WD	Q	I	01	546,000
GRANTOR: BERRY DAVID E						
GRANTEE: ALLEN GEORGE M						
2139/1363	8/10/2017	QC	U	I	11	100
GRANTOR: BERRY DAVID E TRUSTEE						
GRANTEE: BERRY DAVID E						

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	
2	0811	CONCRETE B	0	0	43	18	774.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,992	
3	0810	CONCRETE A	0	0	40	3	120.00	SF	6.50	6.50	100	1987	1987	3	49.5	386	
4	0810	CONCRETE A	0	0	24	3	72.00	SF	6.50	6.50	100	1987	1987	3	49.5	232	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[YR=2009] W8 BAS=[YR=1993] W3 FEP=[YR=1993] N13 W15 S13 E15 \$ W29 S47 FGR=[YR=1993] S22 E21 N8 E4 N8 W4 N6 FOP=[YR=1993] N11 W5 S7 W3 S4 E8 \$ W21 \$ E13 N4 E3 N7 E5 S1 D2 R2 E10 N4 E2 N8 E2 U3 R3 N12 W8 N12 \$ S12 E8 N12 \$ .	

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	0	0003	R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							