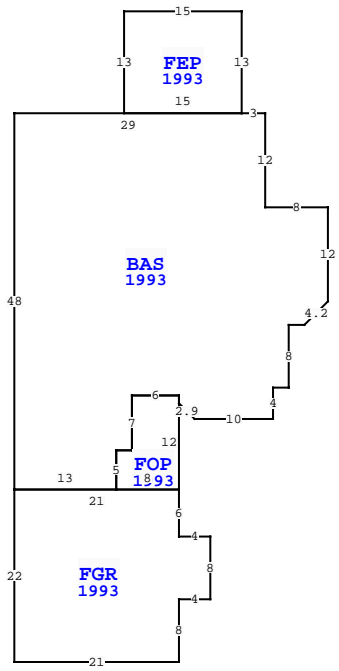


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 80				
Exterior Wall	16 WD FR STUC 20				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	11 CLAY TILE 20				
Air Condition	03 CENTRAL 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	1,497	100	1993	1,497	184,549
FEP	195	80	1993	156	19,232
FGR	494	55	1993	272	33,532
FOP	82	30	1993	25	3,082
TOTALS	2,268			1,950	240,395

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	108.9760	143.85	280,508	1987	1995		0	0	14.30	85.70
1 SNGL FAM - 100% - 2023 Heated Area: 1497 HX Base Yr 2023												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			240,395
TOTAL MARKET OB/XF VALUE			3,427
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			543,822
SOH/AGL Deduction			71,382
ASSESSED VALUE			472,440
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			421,718
TOTAL JUST VALUE			543,822
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			492,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B041751	REPAIR/RRF	4,000	09/29/2004
BP 4336	N/A	48,200	06/05/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2280/0558	6/03/2019	WD Q	Q	I	01	344,000
GRANTOR: CUDD MICHAEL L & RAND						
GRANTEE: ABERNATHY JOHN G &						
2280/0554	5/17/2019	PR U	U	I	19	100
GRANTOR: CUDD MICHAEL L P/R OF						
GRANTEE: CUDD MICHAEL L & RA						

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	48	17	816.00	SF	5.20	5.20	100	1987	1987	3	49.5	2,100	
2	0810	CONCRETE A	0 100	3	48	144.00	SF	6.50	6.50	100	1987	1987	3	49.5	463	
3	0810	CONCRETE A	0 100	0	0	116.00	SF	6.50	6.50	100	2006	2006	3	86	648	
4	1076	TRELLIS A	0 100	0	0	72.00	SF	7.50	7.50	100	2006	2006	3	40	216	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W8 N12 W3 FEP=[YR=1993] 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 \$ .	

LAND DESCRIPTION																								
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	100		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							