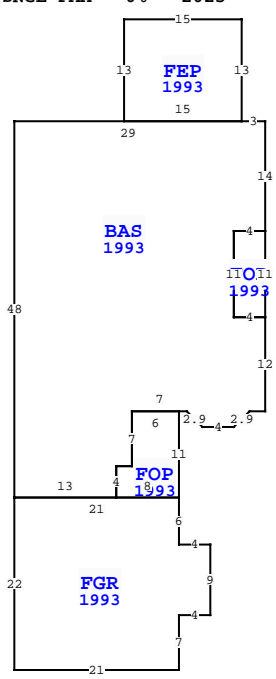


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05		AVERAGE	80	
Exterior Wall	16		WD FR STUC	20	
Roof Structure	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	70	
Interior Floor	12		HARDWOOD	30	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			2	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	1,309	100	1993	1,309	176,506
FEP	195	80	1993	156	21,035
FGR	498	55	1993	274	36,946
FOP	44	30	1993	13	1,753
FOP	74	30	1993	22	2,966
TOTALS	2,120			1,774	239,207

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,774	119.2000	157.34	279,121	1987	1995	0	0	14.30	85.70
1 SNGL FAM - 0% - 2025										Heated Area: 1309	HX Base Yr



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			239,207
TOTAL MARKET OB/XF VALUE			8,497
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			547,704
SOH/AGL Deduction			0
ASSESSED VALUE			547,704
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			547,704
TOTAL JUST VALUE			547,704
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			481,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B041775	REPAIR/RRF	2,000	10/01/2004
6527	XFOB	1,000	05/14/1991
BP4028	N/A	45,800	12/11/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2717/1253	6/10/2024	WD	Q	I	01	700,000
GRANTOR: GRAFTON CAROLYN O						
GRANTEE: BELDEN MARY ELIZABETH						
1049/0621	4/12/2002	QC	Q	I	01	46,300
GRANTOR: GRAFTON CAROLYN O						
GRANTEE: GRAFTON DONALD 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	1,076.00	SF	4.00	4.00	100	1987	1987	3	49.5	2,130	
2	0811	CONCRETE B	0	0	0	0	735.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,274	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
4	0810	CONCRETE A	0	0	0	0	385.00	SF	6.50	6.50	100	1991	1991	3	59.5	1,489	
5	1076	TRELLIS A	0	0	0	0	168.00	SF	7.50	7.50	100	2006	2006	3	40	504	
TOTALS															8,497		

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		07/24/2024	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=1993] W3 FEP=[YR=1993] N13 W15 S13 E15 \$ W29 S48														
FGR=[YR=1993] S22 E21 N7 E4 N9 W4 N6 FOP=[YR=1993] N11 W6 S7														
W2 S4 E8 \$ W21 \$ E13 N4 E2 N7 E7 D2 R2 E4 U2 R2 E2 N12														
POP=[YR=1993] N11 W4 S11 E4 \$ W4 N11 E4 N14 \$ .														

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