

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			3	100	
Bathrooms			2	100	
Frame	02		WOOD FRAME	100	
Stories	2.		2.100		
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	1,366	100	1993	1,366	174,452
BAS	195	100	2007	195	24,904
FGR	494	55	1993	272	34,737
FOP	84	30	1993	25	3,193
FOP	120	30	1993	36	4,598
FUS	501	100	1993	501	63,983
TOTALS	2,760			2,395	305,866

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,395	112.8960	149.02	356,903	1987	1995		0	14.30	85.70
1 SNGL FAM - 100% - 2024										Heated Area: 2062	HX Base Yr 2024

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			305,866
TOTAL MARKET OB/XF VALUE			7,601
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			613,467
SOH/AGL Deduction			213,370
ASSESSED VALUE			400,097
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			349,375
TOTAL JUST VALUE			613,467
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			559,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060128	H/AC	2,000	01/20/2006
20060017	REMODEL	1,000	01/04/2006
20041967	REPAIR/RRF	3,000	10/25/2004
BP4132	N/A	54,750	01/20/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2613/1191	1/13/2023	WD	Q	I	01	728,000
GRANTOR: TROXEL PAMELA D						
GRANTEE: DAILEY MICHAEL A &						
1281/0424	12/15/2004	QC	Q	I	01	181,200
GRANTOR: TROXEL PATRICIA H & R						
GRANTEE: TROXEL PAMELA D						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
2	0811	CONCRETE B	0	100	42	765.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,969	
3	0810	CONCRETE A	0	100	43	143.00	SF	6.50	6.50	100	1987	1987	3	49.5	460	
4	0855	CONC PAVER	0	100	0	384.00	SF	10.00	10.00	100	2002	2002	3	80	3,072	
TOTALS															7,601	

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	DPTH 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							