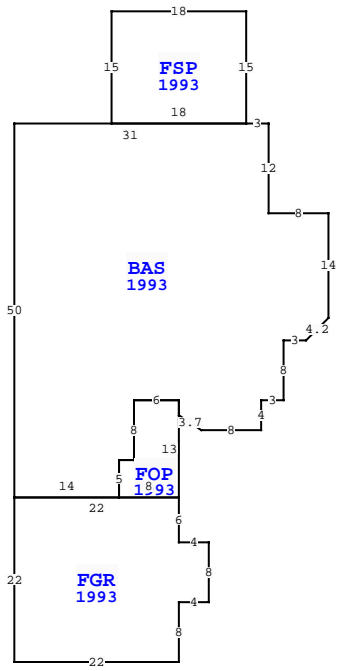


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	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
BAS	1,645	100
FGR	516	55
FOP	88	30
FSP	270	40
TOTALS	2,519	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,063	107.0160	141.26	291,419	1987	1995		0	14.30	85.70
1 SNGL FAM - 100% - 2022 Heated Area: 1645 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		249,746
TOTAL MARKET OB/XF VALUE		4,539
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		554,285
SOH/AGL Deduction		102,398
ASSESSED VALUE		451,887
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		401,165
TOTAL JUST VALUE		554,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		502,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041915	REPAIR/RRF	3,000	10/19/2004
BP4023	N/A	1,000	12/11/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2464/1452	5/25/2021	WD	Q	I	01	346,600
GRANTOR: SOVEREIGN EUGENE & BO						
GRANTEE: OVERHAUG MARK & DEB						
1743/1568	6/03/2011	WD	U	I	14	100
GRANTOR: SOVEREIGN EUGENE & BO						
GRANTEE: SOVEREIGN EUGENE &						

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	0810	CONCRETE A	0 100	48	19	912.00	SF	6.50	6.50	100	1987	1987	3	49.5	2,934	
2	0810	CONCRETE A	0 100	42	3	126.00	SF	6.50	6.50	100	1987	1987	3	49.5	405	
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	

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 FSP=[YR=1993] N15 W18 S15 E18 \$ W31 S50 FGR=[YR=1993] S22 E22 N8 E4 N8 W4 N6 FOP=[YR=1993] N13 W6 S8 W2 S5 E8 \$ W22 \$E14 N5 E2 N8 E6 S2 D2 R3 E8 N4 E3 N8 E3 U3 R3 N14 \$.	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							