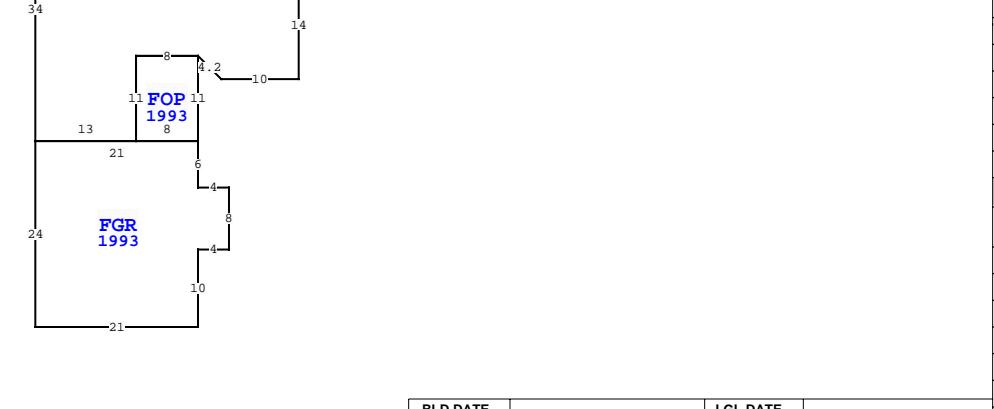


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,174	107.0160	141.26	307,099	1987	1995	0	0	14.30	85.70
1 SNGL FAM - 100% - 1996 Heated Area: 1745 HX Base Yr 1996											



Quality					
DOR CODE	DESCRIPTION				
03	Quality Level 03				
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	1,244	100	1993	1,244	150,598
FGR	536	55	1993	295	35,713
FOP	88	30	1993	26	3,148
FOP	120	30	1993	36	4,358
FSP	180	40	1993	72	8,717
FUS	501	100	1993	501	60,651
TOTALS	2,669			2,174	263,184

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		263,184	
TOTAL MARKET OB/XF VALUE		3,588	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		566,772	
SOH/AGL Deduction		377,421	
ASSESSED VALUE		189,351	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		133,629	
TOTAL JUST VALUE		566,772	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		514,433	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042471	REPAIR/RRF	3,000	01/06/2005
BP4026	N/A	1,000	12/11/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0733/0098	7/03/1995	WD Q	Q	I		136,000
GRANTOR: AUSTIN KATHERINE & WA						
GRANTEE: HERRICK OWEN W						
0509/0734	1/30/1987	WD Q	Q	I		110,100
GRANTOR: MONTGOMERY-ALMAND						
GRANTEE: AUSTIN KATHERINE &						

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	44	17	748.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,925	
2	0810	CONCRETE A	0 100	48	3	144.00	SF	6.50	6.50	100	1987	1987	3	49.5	463	
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	

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

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

BUILDING DIMENSIONS											
BAS=[YR=1993] W3 FSP=[YR=1993] N12 W15 S12 E15\$ W15 S4 W8 S10 W11 S34 FGR=[YR=1993] S24 E21 N10 E4 N8 W4 N6 FOP=[YR=1993] N11 W8 S11 E8 \$ W21 \$ E13 N11 E8 R3 D3 E10 N14 POP=[YR=1993] E6 N12 W10 S12 E4\$ W4 N12 E7 N14\$ PTR= E20 FUS=[YR=1993] E25 S15 W7 S7 W18 N22 \$ W20 \$.											