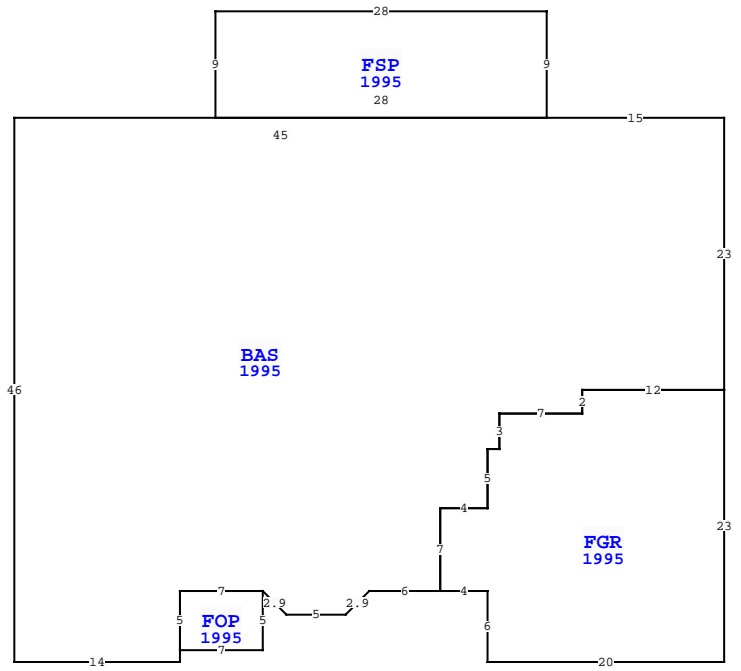


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	70
Exterior Wall	05	AVERAGE	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1081.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,149	100	1995
FGR	469	55	1995
FOP	35	30	1995
FSP	252	40	1995
TOTALS	2,905		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,518	112.0416	147.89	372,387	1995	2000	0	0	11.93	88.07
1 SNGL FAM - 0% - 0 Heated Area: 2149 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			327,961
TOTAL MARKET OB/XF VALUE			10,650
TOTAL LAND VALUE - MARKET			405,000
TOTAL MARKET VALUE			743,611
SOH/AGL Deduction			172,660
ASSESSED VALUE			570,951
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			570,951
TOTAL JUST VALUE			743,611
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			598,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210169	XFOB	0	06/08/2021
20090037	REPAIR/RRF	5,000	01/12/2009
20062582	H/AC	1,995	11/20/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2183/1790	3/15/2018	WD Q	Q	I	02	480,000

GRANTOR: LYNN KEVIN D DECLARAT
GRANTEE: DUSAK RICHARD & PEN
1868/1067 7/08/2013 WD U I 30 100
GRANTOR: LYNN KEVIN D & MAUREE
GRANTEE: LYNN KEVIN D TRUSTE

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	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	0855	CONC PAVER	0	0	0	663.00	SF	10.00	10.00	100	2021	2021	3	99	6,564	
3	0855	CONC PAVER	0	0	29	87.00	SF	10.00	10.00	100	2021	2021	3	99	861	
4	0851	PATIO STON	0	0	0	195.00	SF	0.75	0.75	100	2000	2000	3	77	113	
5	1242	WD DECK A	0	0	0	226.00	SF	10.00	10.00	100	2000	2000	3	20	452	

BUILDING NOTES			
BLD DATE 03/20/2014 KK LGL DATE 05/06/2025 MLU			
XF DATE			
INC DATE			

BUILDING DIMENSIONS
BAS=[YR=1995] W15 FSP=[YR=1995] N9 W28 S9 E28\$ W45 S46 E14 N1
FOP=[YR=1995] E7 N5 W7 S5\$ N5 E7 R2 D2 E5 U2 R2 E6
FGR=[YR=1995] E4 S6 E20 N23 W12 S2 W7 S3 W1 S5 W4 S7\$ N7 E4
N5 E1 N3 E7 N2 E12 N23\$.

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	405,000.00	405,000.00	405,000							