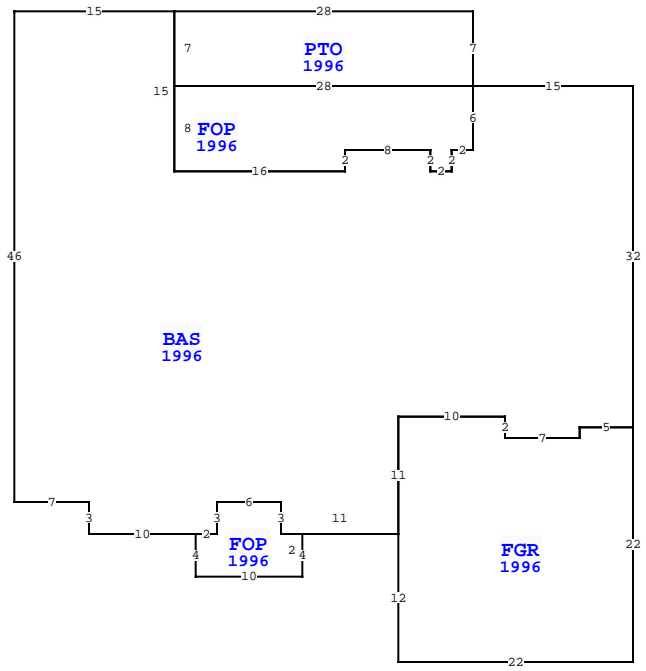


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	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		1072.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,075	100	1996
FGR	487	55	1996
FOP	58	30	1996
FOP	204	30	1996
PTO	196	5	1996
TOTALS	3,020		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,431	119.5502	188.89	459,192	1996	1996	0	0	14.00	86.00
1 SFR CUST - 100% - 2025 Heated Area: 2075 HX Base Yr 2025											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		394,905	
TOTAL MARKET OB/XF VALUE		7,478	
TOTAL LAND VALUE - MARKET		210,000	
TOTAL MARKET VALUE		612,383	
SOH/AGL Deduction		0	
ASSESSED VALUE		612,383	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		561,661	
TOTAL JUST VALUE		612,383	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		594,782	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025/0953	7'X27' SCR N ENCL	7,681	03/20/2025
B969535	NEW CONSTR	121,392	01/10/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2732/549	8/15/2024	WD Q	Q	I	01	630,000
GRANTOR: BOHRER ERIC JOHN LIVI						
GRANTEE: TISCHNER RICHARD &						
1978/1930	5/07/2015	QC U	I	11		100
GRANTOR: BOHRER ERIC J						
GRANTEE: BOHRER ERIC JOHN LI						

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	1996	1996	3	77	2,695	
2	0812	CONCRETE C	0	100	0	1,124.00	SF	4.00	4.00	100	1996	1996	3	70	3,147	
3	0810	CONCRETE A	0	100	0	180.00	SF	6.50	6.50	100	1996	1996	3	70	819	
4	0810	CONCRETE A	0	100	0	38.00	SF	6.50	6.50	100	1996	1996	3	70	173	
5	1126	CB/STC 8"	0	100	0	115.00	SF	8.00	8.00	100	1996	1996	3	70	644	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1996] W15 PTO=[YR=1996] N7 W28 S7 FOP=[YR=1996] S8 E16 N2 E8 S2 E2 N2 E2 N6 W28\$ E28\$ S6 W2 S2 W2 N2 W8 S2 W16 N15 W15 S46 E7 S3 E10 FOP=[YR=1996] S4 E10 N4 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E11 FGR=[YR=1996] S12 E22 N22 W5 S1 W7 N2 W10 S11\$ N11 E10 S2 E7 N1 E5 N32\$.	

LAND DESCRIPTION																								
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	000134	C	RES POND	100		R1-G	0.00	0.00	1.00	UT		1.00	1.00	1.05	200,000.00	210,000.00	210,000							