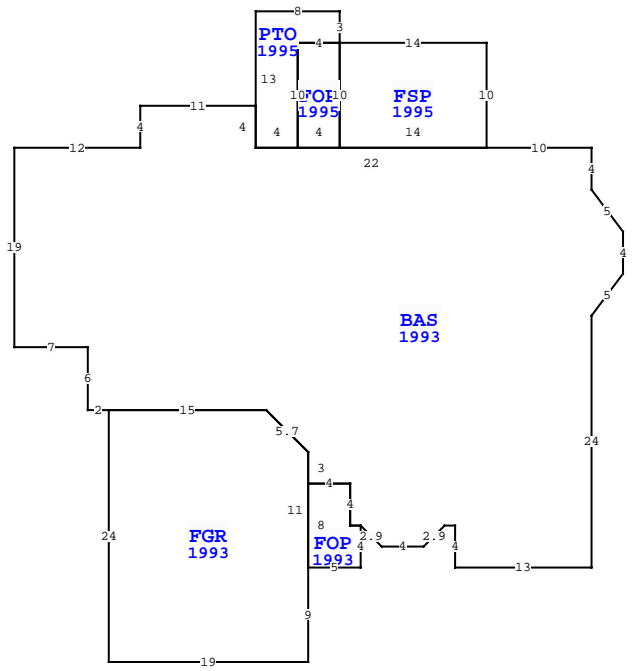


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	10	ABOVE AVG 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	11	CLAY TILE 40	
Air Condition	03	CENTRAL 100	
Heating 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	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1046.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,754	100	1993
FGR	448	55	1993
FOP	36	30	1993
FOP	40	30	1995
FSP	140	40	1995
PTO	64	5	1995
TOTALS	2,482		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,082	127.0129	167.66	349,068	1992	2002	0	0	10.63	89.37	
1 SNGL FAM - 100% - 2024 Heated Area: 1754 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			311,962
TOTAL MARKET OB/XF VALUE			4,907
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			496,869
SOH/AGL Deduction			19,206
ASSESSED VALUE			477,663
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			426,941
TOTAL JUST VALUE			496,869
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			464,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071361	REPAIR/RRF	10,754	07/23/2007
20053015	DEMOLITION	0	11/15/2005
B9610033	REPAIR/RRF	4,200	09/13/1996
B8876	ADDITION	3,165	02/16/1995
7342	NEW CONSTR	78,000	09/08/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2586/1894	8/26/2022	WD	Q	I	02	565,000
GRANTOR: LEAHY BRYN N &						
GRANTEE: DALE JEANETTE ANN &						
2200/0077	5/29/2018	WD	Q	I	01	319,900
GRANTOR: THORNBURG KENNERLY &						
GRANTEE: LEAHY BRYN N & RICH						

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
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1992	1992
2	0811	CONCRETE B	0	100	0	762.00	SF	5.20	5.20	100	1992	1992
TOTALS												

BUILDING NOTES			
BLD DATE			
LGL DATE			
LAND DATE			
AG DATE			
05/01/2025 MLU			

BUILDING DIMENSIONS												
BAS=[YR=1993] W10 FSP=[YR=1995] N10 W14 PTO=[YR=1995] N3 W8 S13 E4 FOP=[YR=1995] E4 N10 W4 S10\$ N10 E4\$ S10 E14 \$ W22 N4 W11 S4 W12 S19 E7 S6 E2 FGR=[YR=1993] S24 E19 N9 POP=[YR=1993] E5 N4 W1 N4 W4 S8 \$ N11 L4 U4 W15\$ E15 D4 R4 S3 E4 S4 E1 D2 R2 E4 R2 U2 E1 S4 E13 N24 U4 R3 N4 U4 L3 N4\$.												

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000								