



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 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	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
Occupancy	00	NONE 100

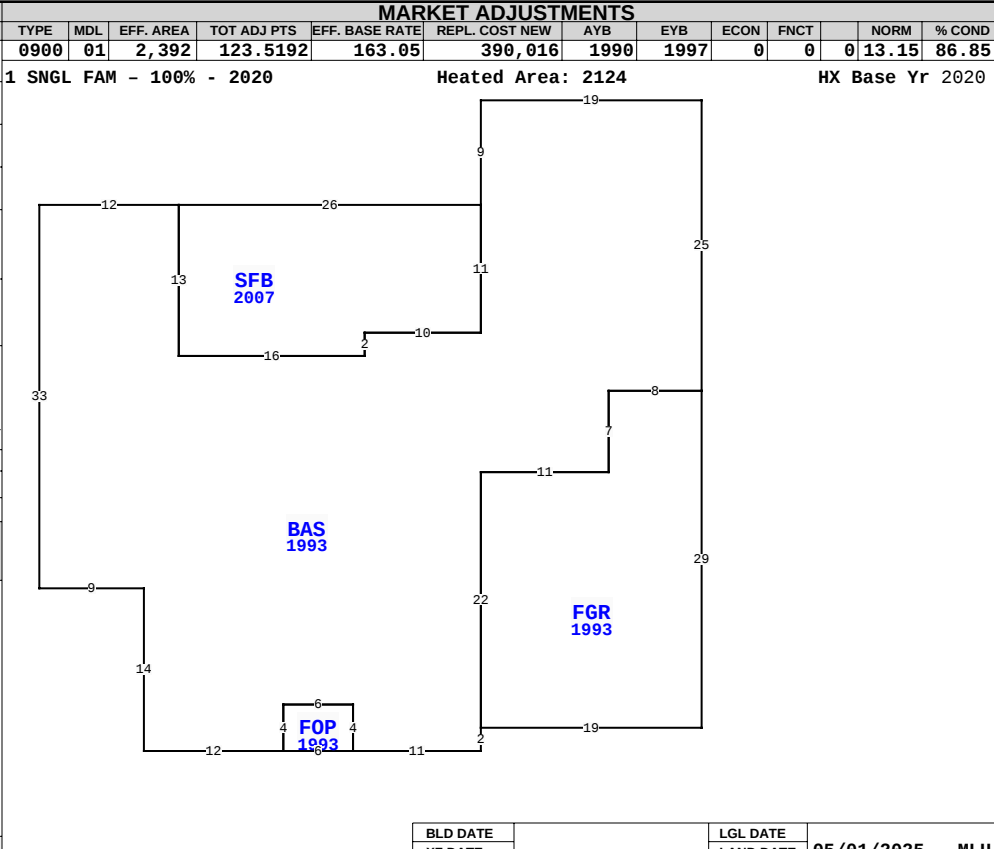
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	1993	1,870	264,809
FGR	474	55	1993	261	36,960
FOP	24	30	1993	7	991
SFB	318	80	2007	254	35,969
TOTALS	2,686			2,392	338,729

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	858.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	0.00	0.00	1.00



TOTAL OB/XF									
4,853									

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					338,729				
TOTAL MARKET OB/XF VALUE					4,853				
TOTAL LAND VALUE - MARKET					225,000				
TOTAL MARKET VALUE					568,582				
SOH/AGL Deduction					180,635				
ASSESSED VALUE					387,947				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					337,225				
TOTAL JUST VALUE					568,582				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					532,370				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080307	REPAIR/RRF	3,500	02/29/2008
5820B	NEW CONSTR	96,145	02/28/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2787/1354	5/14/2025	WD	Q	I	01	670,000	
GRANTOR: RUTAN SUSAN M &							
GRANTEE: KAPLAN RACHEL GAY &							
2231/1424	10/18/2018	WD	Q	I	02	342,500	
GRANTOR: RINGEL JOY A							
GRANTEE: RUTAN SUSAN M & VIC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W19 S9 SFB=[YR=2007] W26 S13 E16 N2 E10 N11\$ S11 W10 S2 W16 N13 W12 S33 E9 S14 E12 FOP=[YR=1993] E6 N4 W6 S4\$ N4 E6 S4 E11 N2 FGR=[YR=1993] E19N29 W8 S7 W11 S22\$ N22 E11 N7 E8 N25\$.									