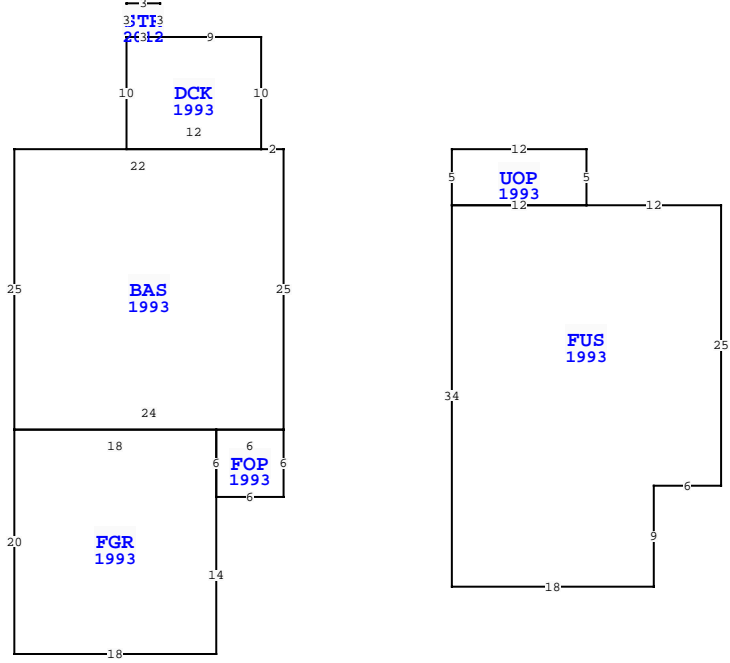


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 60	
Exterior Wall	15	CONC BLOCK 40	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMNT 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1069.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	600	100	1993
DCK	120	10	1993
FGR	360	55	1993
FOP	36	30	1993
FUS	762	100	1993
STR	9	10	2012
UOP	60	20	1993
TOTALS	1,947		
		1,596	245,691

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 0%	- 2025		302,203	1983	1983	0	0	0	18.70
				Heated Area: 1362			HX Base Yr				



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	Tax Group: 2	STANDARD
BUILDING MARKET VALUE	Tax Dist:	245,691
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		545,691
SOH/AGL Deduction		0
ASSESSED VALUE		545,691
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		545,691
TOTAL JUST VALUE		545,691
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		378,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130710	H/AC	6,635	04/05/2013
20111703	ELEC OTHER	500	09/27/2011
20091031	H/AC	3,000	08/05/2009
20052585	REPAIR/RRF	2,000	08/31/2005
B033231	REMODEL	2,000	06/12/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2729/94	7/31/2024	WD	Q	I	02	655,000
GRANTOR: MACK STANLEY MICHAEL						
GRANTEE: WORKMAN WILLIAM MCC						
2541/1740	2/17/2022	QC	U	I	11	143,200
GRANTOR: HUBER MARIE ELIZABETH						
GRANTEE: MACK STANLEY MICHAEL						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W2 DCK=[YR=1993] N10 W9 STR=[YR=2012] N3 W3 S3 E3\$ W3 S10 E12\$ W22 S25 FGR=[YR=1993] S20 E18 N14 FOP=[YR=1993] E6 N6 W6 S6\$ N6 W18\$ E24 N25\$ PTR= E15 UOP=[YR=1993] E12 S5 FUS=[YR=1993] E12 S25 W6 S9 W18 N34 E12\$ W12 N5\$ W15\$.	

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
1	000100	C	RES	0	0006	R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000