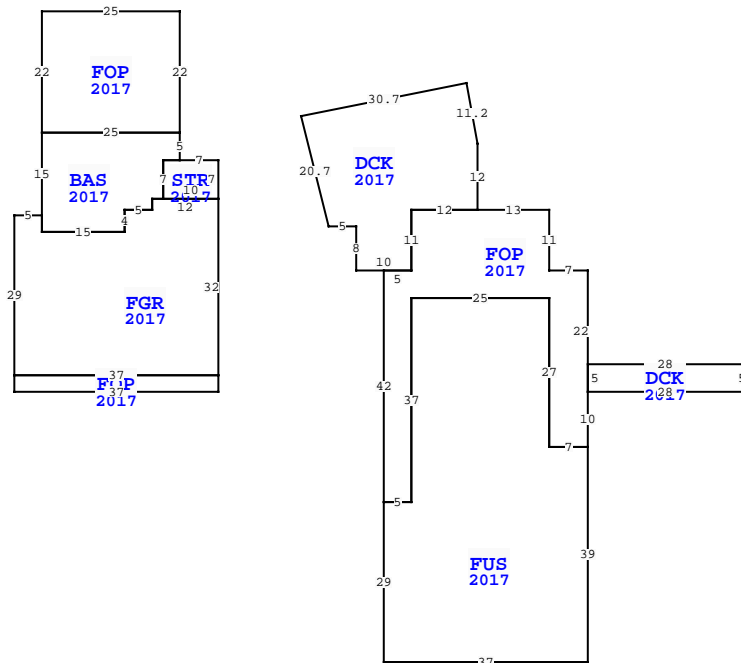


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2025								
Heated Area: 2447						HX Base Yr 2025					



Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1039.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	379	100
DCK	140	10
DCK	725	10
FGR	1,069	55
FOP	111	30
FOP	550	30
FOP	834	30
FUS	2,068	100
STR	70	10
TOTALS	5,946	

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2017
2	0811	CONCRETE B	0	100	0	925.00	SF	5.20	5.20	100	2017
3	0810	CONCRETE A	0	100	5	25.00	SF	6.50	6.50	100	2017
4	1126	CB/STC 8"	0	100	0	200.00	SF	8.00	8.00	100	2017

TOTAL OB/XF											
9,705											
BLD DATE		LGL DATE									
XF DATE		LAND DATE									
INC DATE		AG DATE									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			803,980
TOTAL MARKET OB/XF VALUE			9,705
TOTAL LAND VALUE - MARKET			500,000
TOTAL MARKET VALUE			1,313,685
SOH/AGL Deduction			0
ASSESSED VALUE			1,313,685
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			1,262,963
TOTAL JUST VALUE			1,313,685
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,008,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170167	NEW CONSTR	359,411	01/18/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2727/497	7/23/2024	WD	Q	I	01	1,600,000
GRANTOR: KELLNER DENNIS & TAMA						
GRANTEE: LEUSCHNER MICHAEL J						
2303/0443	9/11/2019	WD	Q	V	01	90,000
GRANTOR: PHOENIX INVESTMENTS L						
GRANTEE: KELLNER DENNIS & TA						

BUILDING NOTES											
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BUILDING DIMENSIONS											
STR=[YR=2017] W7 BAS=[YR=2017] N5 FOP=[YR=2017] N22 W25 S22 E25\$ W25 S15 FGR=[YR=2017] W5 S29 FOP=[YR=2017] S3 E37 N3 W37\$ E37 N32 W12 S2 W5 S4 W15 N3\$ S3 E15 N4 E5 N2 E2 N7 E3\$ W3 S7 E10 N7\$ PTR=E30 S20 FOP=[YR=2017] S42 FUS=[YR=2017] S29 E37 N39 W7 N27 W25 S37 W5\$ E5 N37 E25 S27 E7 N10 DCK=[YR=2017] E28 N5 W28 S5\$ N22 W7 N11 W13 DCK=[YR=2017] N12 U11 L2 L30 D6 D20 R5 E5 S8 E10 N11 E12\$ W12 S11 W5\$ W30 N20\$.											

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	000100	C	RES	100		R-1	100.00	150.00	100.00	FF		1.00	1.00	1.00	2,500.00	2,500.00	250,000							
2	000100	C	RES	100		R-1	125.00	100.00	125.00	FF		1.00	1.00	1.00	2,000.00	2,000.00	250,000							