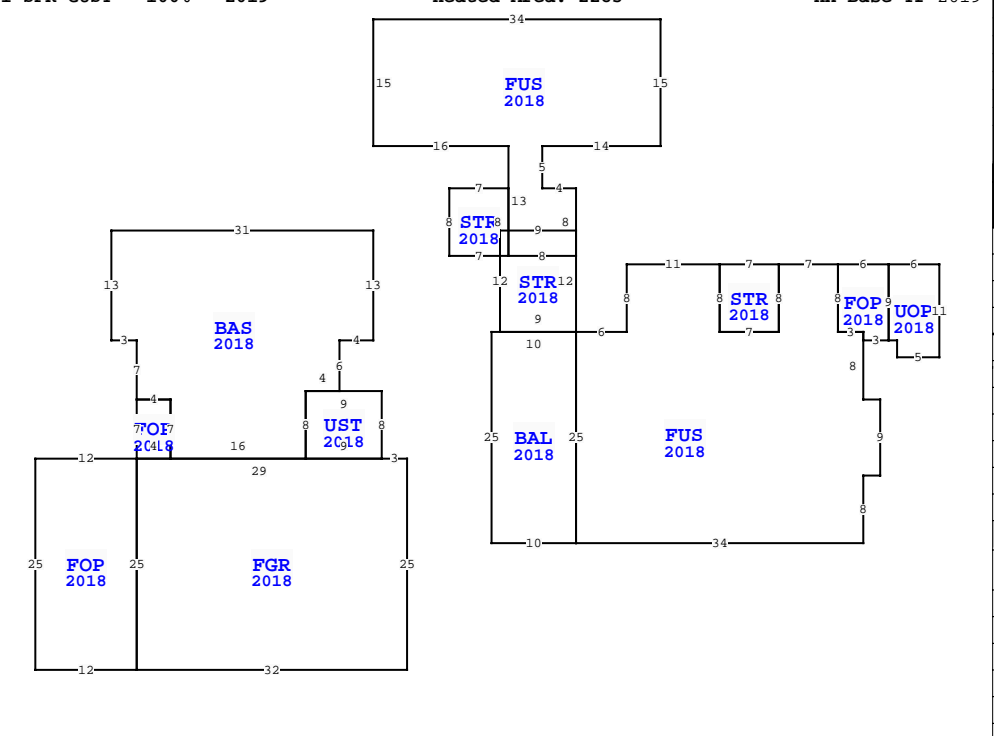


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 60
Exterior Wall	17 CB STUCCO 40
Roof Structure	08 IRREGULAR 100
Roof Cover	11 SLATE 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	03 MASONRY 100
Stories	3. 3. 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
0500	01	2,944	132.5588	209.44	616,591	2018	2018	0	0	2.70	97.30

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	599,943		
TOTAL MARKET OB/XF VALUE	46,821		
TOTAL LAND VALUE - MARKET	540,000		
TOTAL MARKET VALUE	1,186,764		
SOH/AGL Deduction	476,586		
ASSESSED VALUE	710,178		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	659,456		
TOTAL JUST VALUE	1,186,764		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,025,448		



\*\* This building has 13 Sub-Areas

BLD DATE	LGL DATE	05/08/2025	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
05 Quality Level 05	0100 SINGLE FAMILY		1044.00
		MKT AREA	01

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	250	15	2018	38	7,744
BAS	679	100	2018	679	138,370
FGR	800	55	2018	440	89,666
FOP	28	30	2018	8	1,631
FOP	51	30	2018	15	3,057
FOP	300	30	2018	90	18,341
FUS	594	100	2018	594	121,048
FUS	1,012	100	2018	1,012	206,230
STR	56	10	2018	6	1,223
STR	56	10	2018	6	1,223
<b>TOTALS</b>	<b>4,070</b>			<b>2,944</b>	<b>599,943</b>

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960	
2	0810	CONCRETE A	0	100	0	0	664.00	SF	6.50	6.50	100	2018	2018	3	97	4,187	
3	0861	POOL GUNIT	0	100	0	0	324.00	SF	85.00	85.00	100	2018	2018	3	84	23,134	
4	0855	CONC PAVER	0	100	0	0	964.00	SF	10.00	10.00	100	2018	2018	3	97	9,351	
5	0462	ST/AL FNC	0	100	0	0	960.00	SF	10.00	10.00	100	2018	2018	3	84	8,064	
6	1242	WD DECK A	0	100	0	0	16.00	SF	10.00	10.00	100	2018	2018	3	78	125	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170911	CO ISSUED	0	01/30/2018
20173087	SWIM POOL	54,000	10/09/2017
20170911	NEW CONSTR	291,613	03/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2026/1521	1/29/2016	WD Q	Q	V	01	210,000

GRANTOR: ROUTHIER RONALD JAMES						
GRANTEE: BRODSKY ROBERT C &						
0984/0646	5/03/2001	WD Q	Q	V		110,100
GRANTOR: MILLS BARBARA J						
GRANTEE: ROUTHIER RONALD JAM						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2018] W31 S13 E3 S7 FOP=[YR=2018] S7 FOP=[YR=2018] W12 S25 E12 FGR=[YR=2018] E32 N25 W3 UST=[YR=2018] N8 W9 S8 E9\$ W29 S25\$ N25\$ E4 N7 W4\$ E4 S7 E16 N8 E4 N6 E4 N13\$ PTR=E15 STR=[YR=2018] E9 S12 FUS=[YR=2018] E6 N8 E11 STR=[YR=2018] E7 S8 W7 N8\$ S8 E7 N8 E7 FOP=[YR=2018] E6 UOP=[YR=2018] E6 S11 W5 N2 W1 N9\$ S9 W3 N1 W3 N8\$ S8 E3 S8 E2 S9 W2 S8 W34 BAL=[YR=2018] W10 N25 E10 S25\$ N25 \$ W9 N12\$ W15\$ PTR= N25 FUS=[YR=2018] E34 S15 W14 S5 E4 S8 W8 STR=[YR=2018] W7 N8 E7 S8\$ N13 W16 N15\$ S25\$.												

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	DPHT 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	90.00	100.00	90.00	FF		1.00	1.00	1.00	6,000.00	6,000.00	540,000								