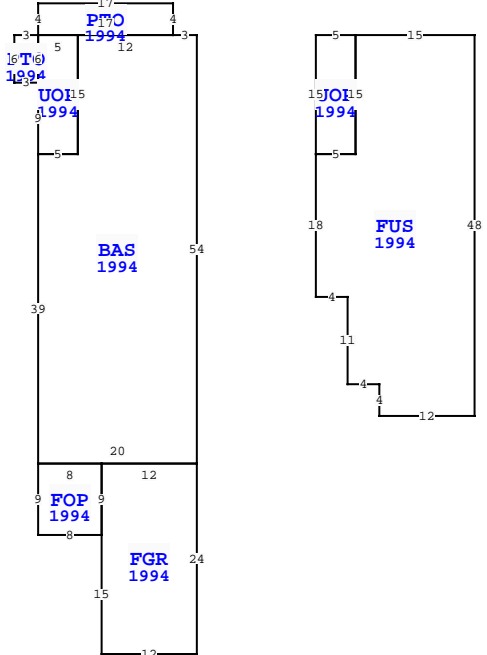




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1052.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,005	100	1994
FGR	288	55	1994
FOP	72	30	1994
FUS	809	100	1994
PTO	18	5	1994
PTO	68	5	1994
UOP	75	20	1994
UOP	75	20	1994
TOTALS	2,410		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	2,028	140.8887	140.89	285,725	1994	1994	0	0	14.75	85.25
1 TOWNHOUSE - 100% - 2022										Heated Area: 1814	HX Base Yr 2022



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			243,581
TOTAL MARKET OB/XF VALUE			7,633
TOTAL LAND VALUE - MARKET			617,500
TOTAL MARKET VALUE			868,714
SOH/AGL Deduction			121,604
ASSESSED VALUE			747,110
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			696,388
TOTAL JUST VALUE			868,714
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			776,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171068	KIT, BAT	55,000	04/10/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2077/0169	10/04/2016	PR	U	I	19	550,000
GRANTOR: SHERIDAN DANA D P/R E						
GRANTEE: WHITEFIELD JAMES &						

BUILDING NOTES			
BLD DATE			
LGL DATE			
LAND DATE 05/07/2025 MLU			
AG DATE			

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	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	74	1,480	
2	0812	CONCRETE C	0	100	0	1,004.00	SF	4.00	4.00	100	1994	1994	3	66	2,651	
3	0810	CONCRETE A	0	100	20	100.00	SF	6.50	6.50	100	1994	1994	3	66	429	
4	0845	KOOL DECK	0	100	0	170.00	SF	7.25	7.25	100	1994	1994	3	66	813	
5	0861	POOL GUNIT	0	100	0	119.00	SF	85.00	85.00	100	1994	1994	3	20	2,023	
6	0415	BEACHWALK	0	100	0	197.00	SF	5.75	5.75	100	1994	1994	3	20	227	
7	1242	WD DECK A	0	100	0	5.00	SF	10.00	10.00	100	1994	1994	3	20	10	
TOTALS															7,633	

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	RES OCEAN	100		R-3	25.00	350.00	25.00	FF		1.00	1.00	1.30	19,000.00	24,700.00	617,500						