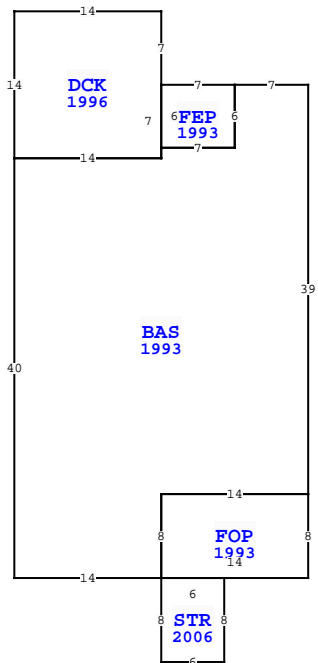




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	60	. 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		1005.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,064	100
DCK	196	10
FEP	42	80
FOP	112	30
STR	48	10
TOTALS	1,462	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0900	01	1,157	183.6000	242.35	280,399	1926	1998		0	1038.5	12.50	138.50
1 SNGL FAM - 0% - 0 Heated Area: 1064 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 2
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		425,063
TOTAL MARKET OB/XF VALUE		2,337
TOTAL LAND VALUE - MARKET		237,500
TOTAL MARKET VALUE		664,900
SOH/AGL Deduction		49,842
ASSESSED VALUE		615,058
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		615,058
TOTAL JUST VALUE		664,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		605,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120894	RE-ROOF	5,000	05/17/2012
20110480	NEW WATER HEATER	800	04/05/2011
20110452	GAS	895	03/31/2011
20110032	ADDITION	12,000	01/05/2011
20091460	WOOD FENCE	300	10/27/2009
20071457	UPGRADE TO 200 AM	1,200	08/07/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2352/0601	4/03/2020	WD	Q	I	01	489,000
GRANTOR: GORE NANCY LOUISE						
GRANTEE: PARROTT ELIZABETH D						
2126/1887	6/12/2017	WD	Q	I	02	405,000
GRANTOR: ROACH JAMES D JR & AS						
GRANTEE: GORE NANCY LOUISE						

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
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1920	1920
2	0810	CONCRETE A	0	0	94	846.00	SF	6.50	6.50	100	1960	1960
3	0810	CONCRETE A	0	0	0	60.00	SF	6.50	6.50	100	1994	1994
4	0825	BRICK	0	0	4	48.00	SF	12.50	12.50	100	1960	1960
5	0810	CONCRETE A	0	0	5	15.00	SF	6.50	6.50	100	1992	1992

TOTAL OB/XF												
2,337												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	000100	C RES	0	0003	R-2	50.00		100.00	50.00	FF	1.00	1.00

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W7 FEP=[YR=1993] W7 DCK=[YR=1996] N7 W14 S14 E14 N7S\$6 E7 N6 \$ S6 W7 S1 W14 S40 E14 STR=[YR=2006] S8E6N8W6\$ FOP=[YR=1993] E14 N8 W14 S8\$N8 E14 N39 \$.												

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
1	000100	C	RES	0	0003	R-2	50.00	100.00	50.00	FF		1.00

