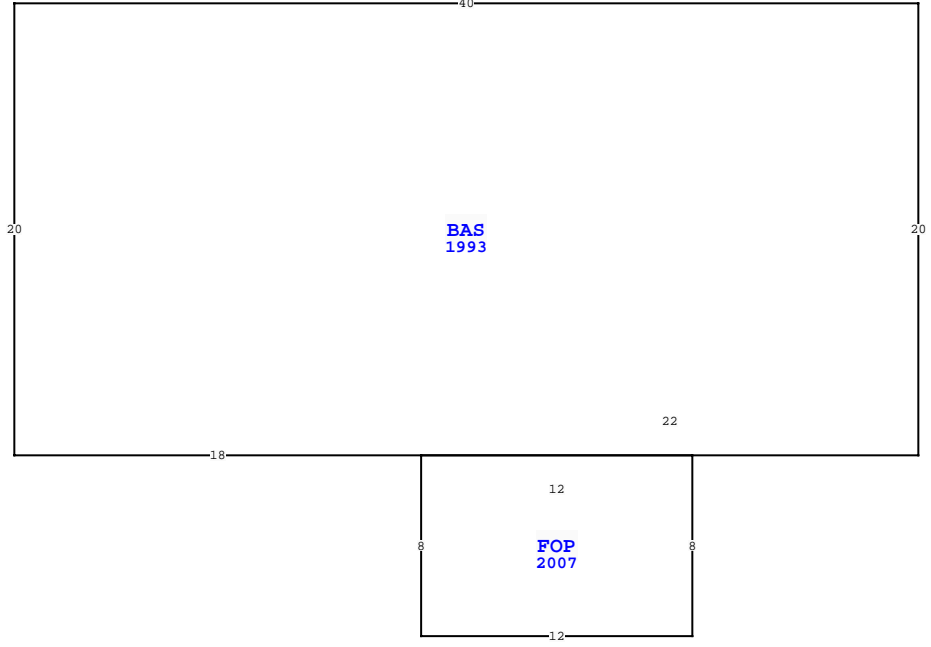


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1001.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	800	100
FOP	96	30
YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
1993	800	27,132
2007	29	983
TOTALS	896	28,116

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1												
SINGLE FAM - 100% - 2023			Heated Area: 800			HX Base Yr 2023						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			28,116
TOTAL MARKET OB/XF VALUE			317
TOTAL LAND VALUE - MARKET			297,500
TOTAL MARKET VALUE			325,933
SOH/AGL Deduction			38,466
ASSESSED VALUE			287,467
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			236,745
TOTAL JUST VALUE			325,933
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			307,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0587	ENCLOSED LANAI.	4,000	10/22/2024
20051500	H/AC	2,000	04/04/2005
20041030	REPAIR/RRF	3,000	06/07/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2577/1278	7/13/2022	WD	Q	I	01	290,000
GRANTOR: ESTES STEVE ALAN						
GRANTEE: MARINEL AARON BRUCE						
1867/1658	7/12/2013	WD	Q	I	02	90,000
GRANTOR: DONAHUE NANCY A						
GRANTEE: ESTES STEVE ALAN						

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	1242	WD DECK A	0	100	12	12		10.00	10.00	100	2005	2005	3	22	317	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/22/2025	MLU

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1993] W40 S20 E18 FOP=[YR=2007] S8 E12 N8 W12\$ E22 N20\$.												

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	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	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.70	4,250.00	2,975.00	297,500								