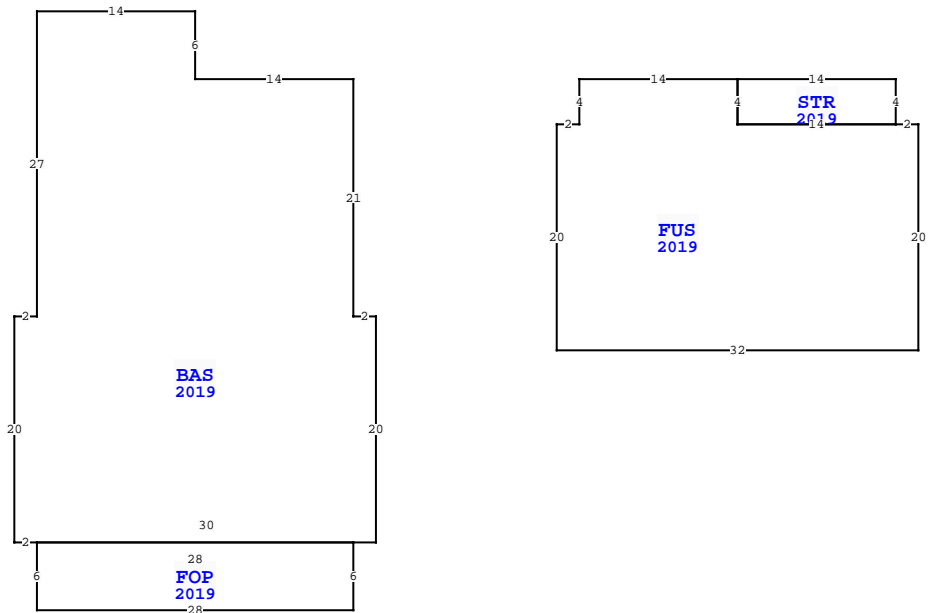


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100
Quality	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1001.00
AREA TYPE	TOTAL GROSS AREA
BAS	1,312
FOP	168
FUS	696
STR	56
TOTALS	2,232

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	01	2,064	124.6168	196.89	406,381	2019	2019	0	0	2.00	98.00		
1 SFR CUST - 100% - 2022 Heated Area: 2008 HX Base Yr 2022													



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	398,253	
TOTAL MARKET OB/XF VALUE	14,314	
TOTAL LAND VALUE - MARKET	212,500	
TOTAL MARKET VALUE	625,067	
SOH/AGL Deduction	155,995	
ASSESSED VALUE	469,072	
TOTAL EXEMPTION VALUE	HX HB WX 55,722	
BASE TAXABLE VALUE	413,350	
TOTAL JUST VALUE	625,067	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	594,497	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182887	CO ISSUED	0	12/13/2019
20182887	NEW CONSTR	234,790	08/21/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2756/1624	12/17/2024	TD	U	I	11	100
GRANTOR: LONG JANE P						
GRANTEE: LONG JANE P REVOCAB						
2350/0492	3/25/2020	WD	Q	I	02	460,000
GRANTOR: MCG HOMES LLC						
GRANTEE: LONG SAMUEL B III &						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	824.00	UT	10.00	10.00	
2	0855	CONC PAVER	0	100	0	298.00	SF	10.00	10.00	
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	

TOTAL OB/XF																								
14,314																								
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	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2019] W14 N6 W14 S27 W2 S20 E2 FOP=[YR=2019] S6 E28 N6 W28\$ E30 N20 W2 N21\$ PTR=E20 FUS=[YR=2019] S4 W2 S20 E32 N20 W2 STR=[YR=2019] N4 W14 S4 E14\$ W14 N4 W14\$ W20 \$.									

REVIEW DATE 12/03/2019 BY DJNW																													
Total Acres: 0.00										Total Land Value: 212,500					Market: 0					Agricultural: 0					Common: 212,500				