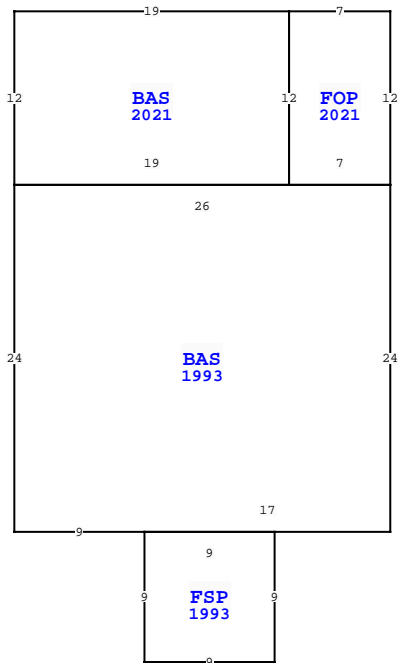


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	14	WD SHINGLE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	09	PINE WOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	02	DIST FB	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	624	100	1993
BAS	228	100	2021
FOP	84	30	2021
FSP	81	40	1993
TOTALS	1,017		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1												
1 SINGLE FAM - 0% - 2024 Heated Area: 852 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			23,255
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			212,500
TOTAL MARKET VALUE			235,755
SOH/AGL Deduction			0
ASSESSED VALUE			235,755
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			235,755
TOTAL JUST VALUE			235,755
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			222,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190647	REMODEL	15,000	12/04/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2021/1164	12/30/2015	WD	U	I	37	25,000
GRANTOR: FLOYD SERENA						
GRANTEE: BARRY SHAUN						
2021/1151	12/04/2015	FJ	U	I	11	0
GRANTOR: YOUNG CAROLINE MERCED						
GRANTEE: FLOYD SERENA						

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

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

BUILDING NOTES												
BUILDING DIMENSIONS												
FOP=[YR=2021] W7 BAS=[YR=2021] W19 S12 BAS=[YR=1993] S24 E9 FSP=[YR=1993] S9 E9 N9 W9\$E17 N24W26\$ E19 N12\$ S12 E7 N12\$.												

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	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500								