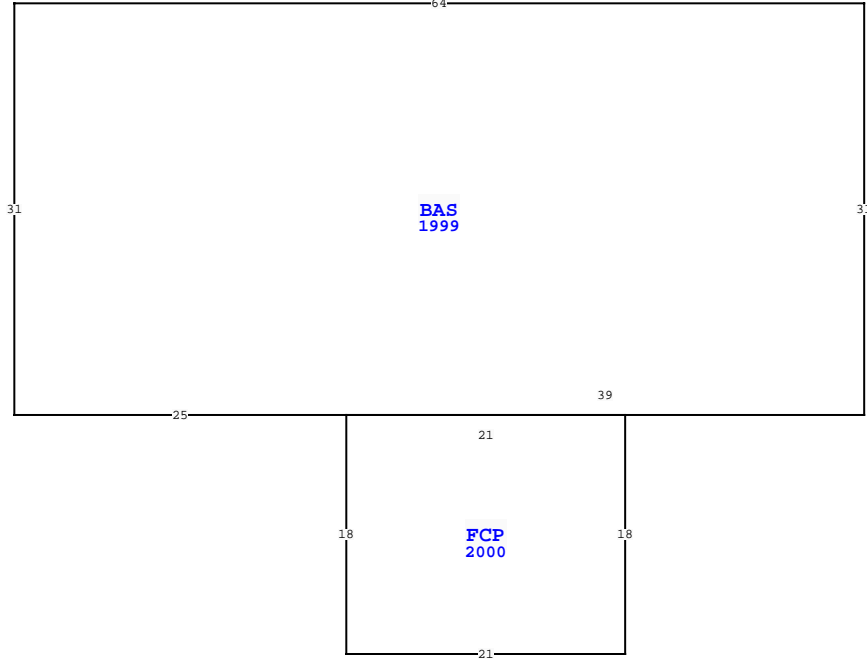


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	CORK/VTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		6	100
Bathrooms		2	100
Frame	05	STEEL	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	7800 REST HOMES		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,984	100	1999
FCP	378	25	2000
TOTALS	2,362		
TOTALS		2,078	260,682

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	NURS HOME	- 0%	- 0									Heated Area: 1984 HX Base Yr	



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			260,682
TOTAL MARKET OB/XF VALUE			18,886
TOTAL LAND VALUE - MARKET			361,250
TOTAL MARKET VALUE			640,818
SOH/AGL Deduction			323,244
ASSESSED VALUE			317,574
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			317,574
TOTAL JUST VALUE			640,818
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			627,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220094	ROOF	0	06/10/2022
984347	NEW CONSTR	100,000	10/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
0808/1339	10/03/1997	WD Q	Q	V		13,500
GRANTOR: MCNEAL DAPHNE GALLOVA						
GRANTEE: 4-B PROPERTIES LLC						
0446/0547	2/01/1985	FS U	V			500
GRANTOR:						
GRANTEE:						

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	0966	FIRE SPRNK	0	0	0	1,984.00	SF	3.00	3.00	100	1999	1999	3	75	4,464	
2	0876	SAUNA BATH	0	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	20	400	
3	0810	CONCRETE A	0	0	0	2,347.00	SF	6.50	6.50	100	1999	1999	3	75	11,442	
4	0446	BOX FNC 6'	0	0	0	21.00	LF	20.00	20.00	100	1999	1999	3	20	84	
5	0422	CL FNC 4'	0	0	0	216.00	LF	15.00	15.00	100	2005	2005	3	64	2,074	
6	0940	SHEDS/PORT	0	0	8	64.00	SF	30.00	30.00	100	2005	2005	3	22	422	
TOTALS														18,886		

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	007310	C	NURS HOME	0	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.85	4,250.00	3,612.50	361,250							