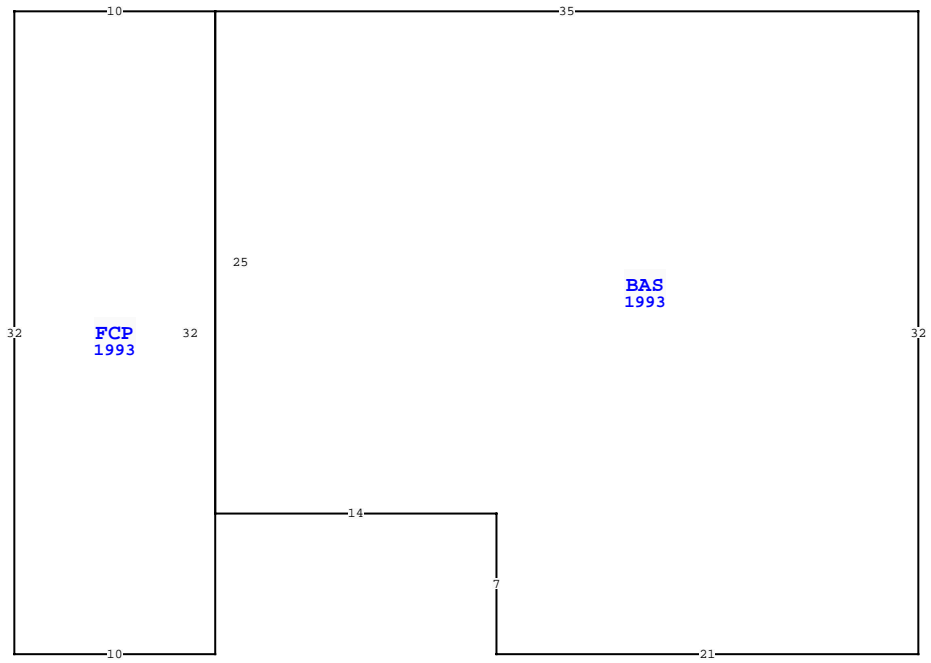




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	04	PLYWOOD	100		
Interior Floo	09	PINE WOOD	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		1	100		
Frame	03	MASONRY	100		
Stories	1.	1.	100		
Units		0	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		1001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,022	100	1993	1,022	25,783
FCP	320	25	1993	80	2,018
TOTALS	1,342			1,102	27,801

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	- 0%	- 2023									
				Heated Area: 1022				HX Base Yr				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			27,801
TOTAL MARKET OB/XF VALUE			947
TOTAL LAND VALUE - MARKET			212,500
TOTAL MARKET VALUE			241,248
SOH/AGL Deduction			0
ASSESSED VALUE			241,248
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			241,248
TOTAL JUST VALUE			241,248
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			227,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042396	200 AMP PANEL	3,000	12/20/2004
20042395	H/AC	3,000	12/20/2004
984782	REPLACE WINDOW	825	01/08/1999
984560	REPLACE WINDOWS	3,299	11/23/1998
7694	REPAIR/RRF	2,400	05/10/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2530/1610	1/12/2022	WD	Q	I	01	210,000
GRANTOR: FIN HOMES LLC						
GRANTEE: GREEN FAMILY LAND T						
2488/0579	8/17/2021	QC	U	I	11	100
GRANTOR: AIKENS ALBERTHA						
GRANTEE: FIN HOMES LLC						

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	0940	SHEDS/PORT	0	0	10	8			30.00	100	1980	1980	3	20	480	
2	0810	CONCRETE A	0	0	0				6.50	100	1965	1965	3	20	467	
													TOTAL OB/XF	947		

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

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1993] W35 FCP=[YR=1993] W10 S32 E10 N32\$ S25 E14 S7 E21 N32\$.												

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								