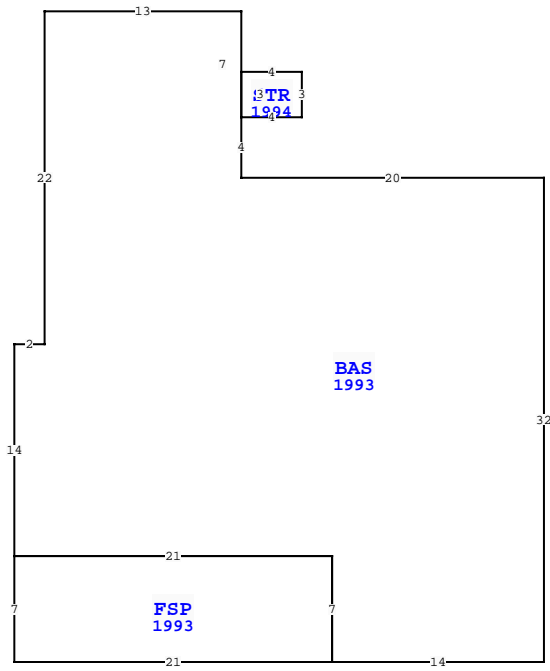


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	07	ASB SHNGLE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 80	
Interior Floor	15	HARDTILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 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		1005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,094	100	1993
FSP	147	40	1993
STR	12	10	1994
TOTALS	1,253		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,154	110.8760	146.36	168,899	1920	1980		0	0	29.50	70.50
1 SNGL FAM - 0% - 2024 Heated Area: 1094 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			119,074
TOTAL MARKET OB/XF VALUE			9,423
TOTAL LAND VALUE - MARKET			365,750
TOTAL MARKET VALUE			494,247
SOH/AGL Deduction			19,906
ASSESSED VALUE			474,341
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			474,341
TOTAL JUST VALUE			494,247
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			431,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182142	REMODEL	10,500	06/22/2018
20121600	H/AC	4,396	08/07/2012
20072166	OTHER	2,000	12/05/2007
20021702	ELEC OTHER	0	10/02/2002
20020969	H/AC	0	06/07/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2636/1889	5/04/2023	WD	U	I	30	522,500
GRANTOR: LONDON RICHARD R						
GRANTEE: HLLONDON INVESTMENT						
2631/1477	4/13/2023	FJ	U	I	11	0
GRANTOR: LONDON REHA EST						
GRANTEE: LONDON RICHARD R						

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
1	0855	CONC PAVER	0	0	0	183.00	SF	10.00	10.00	100	2013	2013
2	0855	CONC PAVER	0	0	0	465.00	SF	10.00	10.00	100	2013	2013
3	0855	CONC PAVER	0	0	0	183.00	SF	10.00	10.00	100	2013	2013
4	1242	WD DECK A	0	0	0	308.00	SF	10.00	10.00	100	2013	2013

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W20 N4 STR=[YR=1994] E4N3W4 S3\$ N7 W13 S22 W2 S14FSP=[YR=1993] S7 E21 N7W21\$ E21 S7 E14 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	77.00	100.00	77.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	365,750								