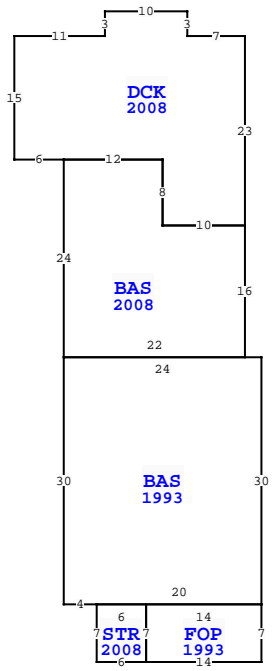


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 80	
Interior Floor	15	HARDTILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	02	DIST FB 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	PCT OF BASE	YEAR
BAS	720	100	1993
BAS	448	100	2008
DCK	530	10	2008
FOP	98	30	1993
STR	42	10	2008
TOTALS	1,838		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	1,254	174.8198	230.76	289,373	1940	2020	0	0	2.00	98.00
1 SNGL FAM - 100% - 2023 Heated Area: 1168 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			332,315
TOTAL MARKET OB/XF VALUE			7,301
TOTAL LAND VALUE - MARKET			225,250
TOTAL MARKET VALUE			564,866
SOH/AGL Deduction			12,923
ASSESSED VALUE			551,943
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			501,221
TOTAL JUST VALUE			564,866
NCON VALUE			55,479
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			482,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0688			12/26/2024
2023-0688	AFU	150,000	02/07/2024
20071657	DECK & INT.REMODE	1,000	09/04/2007
20071165	ELEC.REMODEL & AD	800	06/22/2007
20071150	H/AC	2,000	06/21/2007
20070948	NEW BATH	3,800	05/30/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2477/0777	7/07/2021	WD	Q	I	01	440,000
GRANTOR: GRANT ANNA M						
GRANTEE: HOAGLAND JAMES M &						
1991/1681	7/17/2015	WD	Q	I	01	279,000
GRANTOR: BOND JOHN C						
GRANTEE: GRANT ANNA M						

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	0810	CONCRETE A	0	100	7	7			49.00	SF	6.50	6.50	100	2008	2008	3	88	280	
2	0810	CONCRETE A	0	100	6	8			48.00	SF	6.50	6.50	100	2007	2007	3	87	271	
3	0855	CONC PAVER	0	100	0	0			675.00	SF	10.00	10.00	100	2025	2024		100	6,750	

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

BUILDING DIMENSIONS	
DCK=[YR=2008] W7N3W10S3W11 S15E6 BAS=[YR=2008] S24	
BAS=[YR=1993] S30E4 STR=[YR=2008] S7E6 FOP=[YR=1993] E14N7W14	
S7\$N7W6\$ E20N30W24\$ E22N16W10 N8W12\$ E12S8E10N23\$.	

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	100	0006	R-2	53.00	100.00	53.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	225,250							

