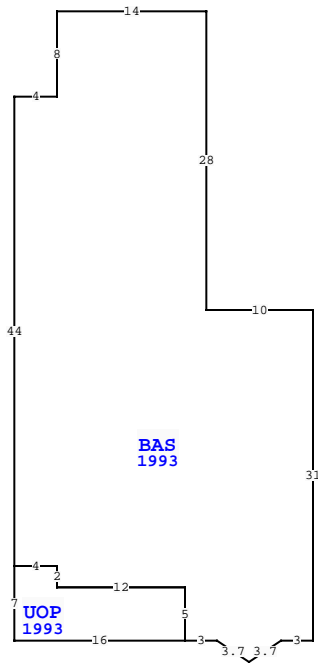


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1001.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,258	100
UOP	88	20
TOTALS	1,346	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,276	92.4768	92.48	118,004	1925	1985		0	0	24.00	76.00	
1 SINGLE FAM - 0% - 0 Heated Area: 1258 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			89,683
TOTAL MARKET OB/XF VALUE			5,151
TOTAL LAND VALUE - MARKET			212,500
TOTAL MARKET VALUE			307,334
SOH/AGL Deduction			45,589
ASSESSED VALUE			261,745
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			261,745
TOTAL JUST VALUE			307,334
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			290,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061207	DRIVEWAY	0	05/26/2006
10254	REMODEL	1,300	01/13/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0117/0079	1/01/1971	TA U		I		2,500

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W10 N28 W14 S8 W4 S44 UOP=[YR=1993] S7 E16 N5 W12 N2 W4 \$ E4 S2 E12 S5 E3 D2 R3 U2 R3 E3 N31 \$.	

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1950	1950	3	20	700	
2	0810	CONCRETE A	0	0	66	10	660.00	SF	6.50	6.50	100	2006	2006	3	86	3,689	
3	0810	CONCRETE A	0	0	4	18	72.00	SF	6.50	6.50	100	2006	2006	3	86	402	
4	0940	SHEDS/PORT	0	0	6	10	60.00	SF	30.00	30.00	100	1997	1997	3	20	360	
TOTAL OB/XF 5,151																	

LAND DESCRIPTION																								
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							