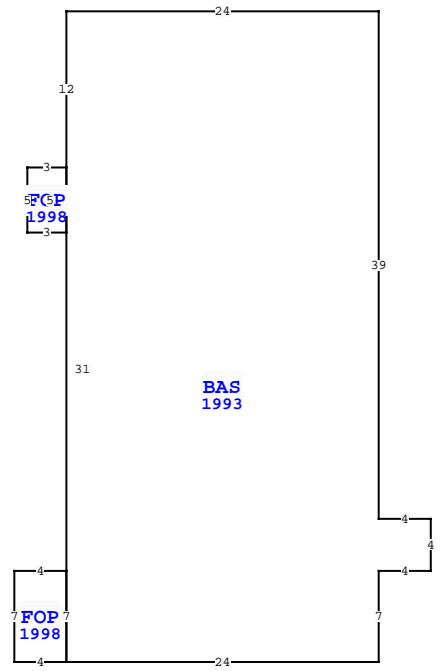


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 60	
Exterior Wall	14	WD SHINGLE 40	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1.5 100	
Frame		N/A 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
BAS	1,216	100	1993
FOP	15	30	1998
FOP	28	30	1998
TOTALS	1,259		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,228	115.1160	115.12	141,367	1930	1995		0	0	14.35	85.65
1 SINGLE FAM - 100% - 2002 Heated Area: 1216 HX Base Yr 2002												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			121,081
TOTAL MARKET OB/XF VALUE			4,633
TOTAL LAND VALUE - MARKET			212,500
TOTAL MARKET VALUE			338,214
SOH/AGL Deduction			236,152
ASSESSED VALUE			102,062
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			51,340
TOTAL JUST VALUE			338,214
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			320,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210712	REPAIR/RRF	0	09/01/2021
8294	REPAIR/RRF	1,750	05/03/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1101/0297	12/17/2002	WD	U	I	07	100
GRANTOR: TOMASSETTI JEFFREY GU						
GRANTEE: MULLIS LYNANN						
1000/0581	7/31/2001	WD	Q	I	06	50,200
GRANTOR: GRAFTON CAROLYN O						
GRANTEE: MULLIS LYNANN						

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	0510	GARAGE WD-	0	100	23	19		35.00	35.00	100	1978	1978	3	20	3,059							
2	0810	CONCRETE A	0	100	9	86	SF	6.50	6.50	100	1970	1970	3	20	1,006							
3	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	1978	1978	3	28	542							
4	0825	BRICK	0	100	3	5	SF	8.75	8.75	100	1930	1930	3	20	26							
TOTALS												1,259		1,228	121,081							

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

BUILDING NOTES	
BAS=[YR=1993] W24 S12 FOP=[YR=1998] W3 S5 E3 N5 \$ S31	
FOP=[YR=1998] W4 S7 E4 N7 \$ S7 E24 N7 E4 N4 W4 N39 \$.	

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	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	212,500							