

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	12	HARDWOOD 70	
Interior Floo	11	CLAY TILE 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units		0 100	
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	1,540	100	2024
FOP	24	30	2024
FOP	48	30	2024
FOP	106	30	2024
FUS	1,012	100	2024
UOP	48	20	2024
TOTALS	2,778		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2024								
Heated Area: 2552					HX Base Yr 2024						

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	0	722.00	SF	6.50	6.50	100	2024	2023		100	4,693	
2	0502	FP-CUSTOM	0	100	0	1.00	UT	10,000.00	10,000.00	100	2024	2023		100	10,000	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		500,883	
TOTAL MARKET OB/XF VALUE		14,693	
TOTAL LAND VALUE - MARKET		212,500	
TOTAL MARKET VALUE		728,076	
SOH/AGL Deduction		45,467	
ASSESSED VALUE		682,609	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		631,887	
TOTAL JUST VALUE		728,076	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		689,982	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200823			01/10/2024
2020-0921			01/10/2024
20200921	GARAGE	0	05/25/2021
20200037	DEMOLITION	0	12/21/2020
20200823	NEW CONSTR	321,054	11/11/2020
20190020	ADDITION	0	01/14/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2149/1512	10/03/2017	WD	Q	I	01	160,000
GRANTOR: FOSTER WENDELL						
GRANTEE: MIRSCHER ARLENE						
1836/0707	1/22/2013	QC	U	I	11	100
GRANTOR: FOSTER MAMIE R						
GRANTEE: FOSTER WENDELL						

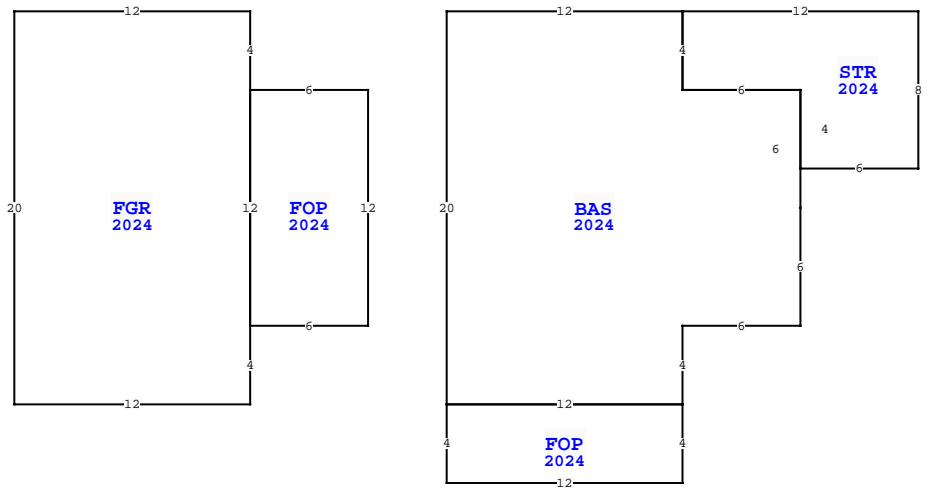
BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/22/2025	MLU

BUILDING NOTES	
BAS=[YR=2024;ORIG=24,21] N11 E12 E6 S52 W15 S6 W1 W14 N12 W2 N31 E10 U4R4 \$	
FUS=[YR=2024;ORIG=50,15] E7 N5 E18 S3 E7 S20 W7 S3 W2 S11 W9 S6 W10 N20 W4 N18 \$	
FOP=[YR=2024;ORIG=27,62] E15 S7 W16 N1 U0.2R0.11 U5.10R0.1 \$	
UOP=[YR=2024;ORIG=36,10] W12 N4 E12 S4 \$	
FOP=[YR=2024;ORIG=24,21] W14 S4 E10 U4R4 \$	
FOP=[YR=2024;ORIG=36,6] E6 S4 W6 N4 \$	

LAND DESCRIPTION		TOTAL OB/XF										14,693												
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							

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 100
Interior Finish	NEW	N/A 0
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	ACCESSORY U	- 100%	- 2024								
Heated Area: 312						HX Base Yr 2024					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100	2024	312	25,100
FGR	240	55	2024	132	10,619
FOP	48	30	2024	14	1,126
FOP	72	30	2024	22	1,770
STR	72	10	2024	7	563
TOTALS	744			487	39,179

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

TOTAL OB/XF											
0											

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

TOTAL OB/XF											
0											

NASSAU COUNTY PROPERTY			PAGE 2 of 2
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Tax Group: 2		Tax Dist:	
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BASE TAXABLE VALUE			631,887
TOTAL JUST VALUE			728,076
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			689,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010587	H/AC	0	04/03/2001
20004051	H/AC	0	09/26/2000
2004052	200 AMP	0	09/26/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2149/1512	10/03/2017	WD	Q	I	01	160,000
GRANTOR: FOSTER WENDELL						
GRANTEE: MIRSCHER ARLENE						
1836/0707	1/22/2013	QC	U	I	11	100
GRANTOR: FOSTER MAMIE R						
GRANTEE: FOSTER WENDELL						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=32,10] E12 S4 E6 S6 S6 W6 S4 W12 N20 \$											
FGR=[YR=2024;ORIG=10,10] E12 S4 S12 S4 W12 N20 \$											
FOP=[YR=2024;ORIG=22,14] E6 S12 W6 N12 \$											
STR=[YR=2024;ORIG=44,14] E6 S4 E6 N8 W12 S4 \$											
FOP=[YR=2024;ORIG=32,30] E12 S4 W12 N4 \$											