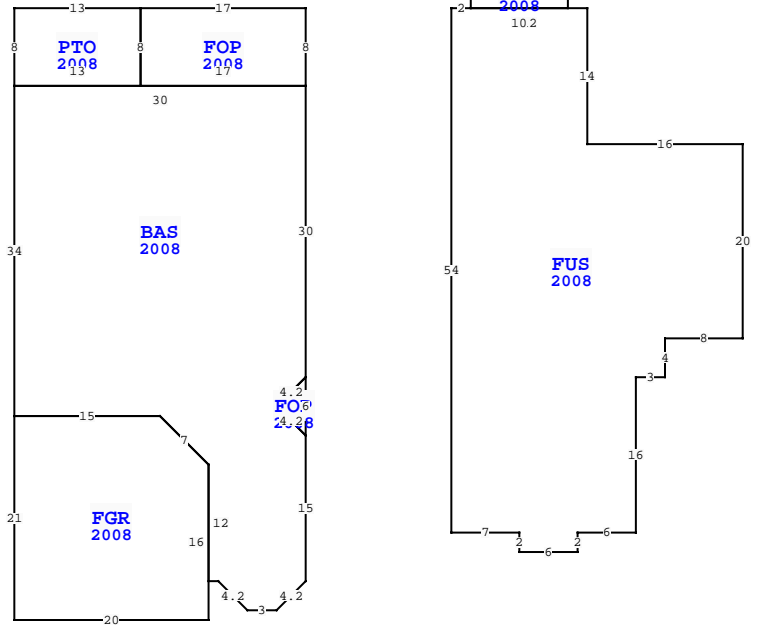




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	03
NEIGHBORHOOD/LOC	3043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAL	40	15	2008
BAS	1,212	100	2008
FGR	408	55	2008
FOP	9	30	2008
FOP	136	30	2008
FUS	1,200	100	2008
PTO	104	5	2008
TOTALS	3,109		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	TOWNHOUSE	-	0%	-								
Heated Area: 2412 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			494,946
TOTAL MARKET OB/XF VALUE			4,800
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			639,746
SOH/AGL Deduction			167,005
ASSESSED VALUE			472,741
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			472,741
TOTAL JUST VALUE			639,746
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			536,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20562	CO ISSUED	0	10/21/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2381/0198	7/31/2020	WD Q	Q	I	01	502,000
GRANTOR: KINGERY BARRY D & STE						
GRANTEE: HANLEY MARK S & LOL						
1710/0296	11/09/2010	WD U	U	I	11	289,000
GRANTOR: FIRST NATIONAL BANK O						
GRANTEE: KINGERY BARRY D & S						

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	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
2	0810	CONCRETE A	0	0	30	4	SF	6.50	6.50	100	2008	2008	3	88	686	
3	0810	CONCRETE A	0	0	0	401.00	SF	6.50	6.50	100	2008	2008	3	88	2,294	
TOTALS													4,800			

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							