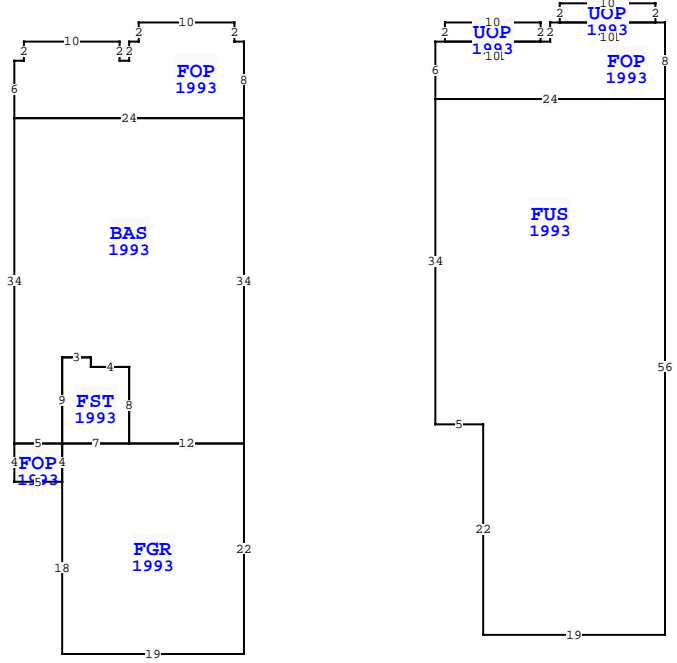


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	08	IRREGULAR	100
Roof Cover	10	WD SHINGLE	100
Interior Wall	05	DRYWALL	90
Interior Wall	08	DECORATIVE	10
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	100
Frame		N/A	100
Stories	2.	2.100	
Units		0	100
BUD8 Adjustme	05	DIST 1A	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC		3015.0100	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	757	100	1993
FGR	418	55	1993
FOP	20	30	1993
FOP	168	30	1993
FOP	208	30	1993
FST	59	55	1993
FUS	1,234	100	1993
UOP	20	20	1993
UOP	20	20	1993
TOTALS	2,904		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 100%	- 2016		329,396	1988	1988	0	0	0	18.00
				Heated Area: 1991					HX Base Yr 2016		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		270,105	
TOTAL MARKET OB/XF VALUE		14,399	
TOTAL LAND VALUE - MARKET		1,100,000	
TOTAL MARKET VALUE		1,384,504	
SOH/AGL Deduction		609,536	
ASSESSED VALUE		774,968	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		724,246	
TOTAL JUST VALUE		1,384,504	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,372,752	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2644/879	5/24/2023	WD	U	I	11	100
GRANTOR: CASEY DON L & KATHRYN						
GRANTEE: CASEY FAMILY TRUST						
0808/1480	10/06/1997	WD	Q	I		425,000
GRANTOR: BADENOCH SHARON L TRU						
GRANTEE: CASEY DON L & KATHR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	100	73	1,241.00	UT	10.00	10.00	100	2013
2	0855	CONC PAVER	0	100	0	174.00	SF	10.00	10.00	100	2013
3	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	1988

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/11/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=1993] W1 N2 W10 S2 W1 S2 W1 N2 W10 S2 W1 S6	
BAS=[YR=1993] S34 FOP=[YR=1993] S4 E5 FGR=[YR=1993] S18 E19	
N22 W12 FST=[YR=1993] N8 W4 N1 W3 S9 E7\$ W7 S4\$ N4 W5\$ E5 N9	
E3 S1 E4 S8 E12 N34 W24\$ E24 N8\$ PTR= E20 FOP=[YR=1993] E1	
UOP=[YR=1993] N2 E10 S2 W10\$ E11 N2 E1 UOP=[YR=1993] N2 E10	
S2 W10\$ E11 S8 FUS=[YR=1993] S56 W19 N22 W5 N34 E24\$ W24 N6	
\$ W20\$.	

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	RES OCEAN	100		PUD	0.00	0.00	1.00	UT		1.00	1.00	1,100,000.00	1,100,000.00	1,100,000							