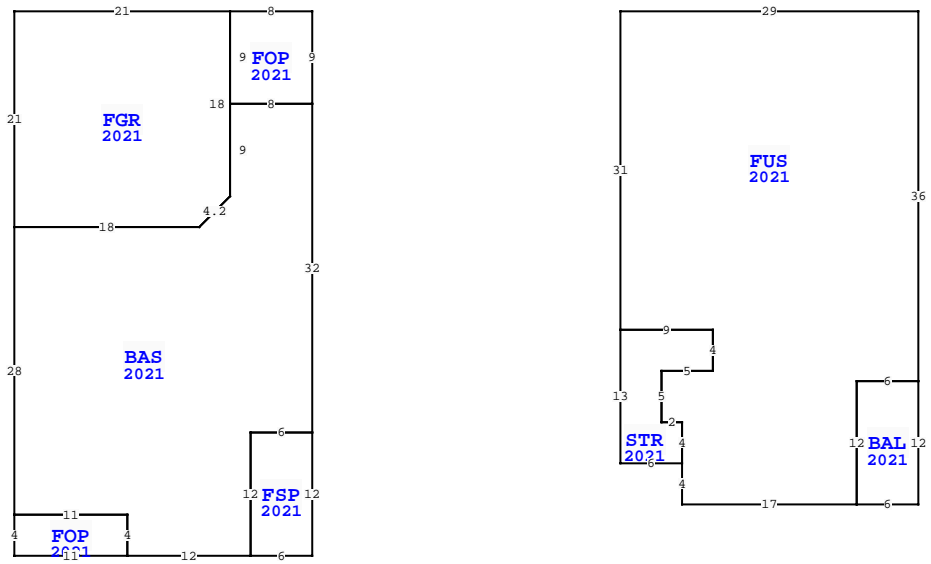


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	08	CLAY TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	03
NEIGHBORHOOD/LOC	3043.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAL	72	15	2021
BAS	913	100	2021
FGR	437	55	2021
FOP	44	30	2021
FOP	72	30	2021
FSP	72	40	2021
FUS	1,216	100	2021
STR	80	10	2021
TOTALS	2,906		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 100%	- 2025								
					Heated Area: 2129	HX Base Yr 2025					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			497,053
TOTAL MARKET OB/XF VALUE			2,356
TOTAL LAND VALUE - MARKET			140,000
TOTAL MARKET VALUE			639,409
SOH/AGL Deduction			137,857
ASSESSED VALUE			501,552
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			450,830
TOTAL JUST VALUE			639,409
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			535,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009458	NEW CONSTR	271,913	06/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2760/1181	1/06/2025	QC	U	I	11	100

GRANTOR: CRAWFORD TIMOTHY LEE  
GRANTEE: CRAWFORD TIMOTHY LE  
2710/12 5/02/2024 WD Q I 01 770,000  
GRANTOR: LEE JENQ-BIAU & CINDY  
GRANTEE: CRAWFORD TIMOTHY LE

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/15/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2021] W8 FGR=[YR=2021] W21 S21 BAS=[YR=2021] S28 FOP=[YR=2021] S4 E11 N4 W11 \$ E11 S4E12 FSP=[YR=2021] E6 N12 W6 S12 \$ N12 E6 N32W8 S9 D3 L3 W18 \$ E18 U3 R3 N18 \$ S9 E8 N9 \$ PTR= E30 FUS=[YR=2021] E29 S36 BAL=[YR=2021] S12 W6 N12 E6 \$ W6 S12 W17 N4 STR=[YR=2021] W6 N13 E9 S4 W5 S5 E2S4 \$ N4 W2 N5 E5 N4 W9 N31\$ W30 \$.	

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	0855	CONC PAVER	0	100	0	238.00	SF	10.00	10.00	100	2021	2021	3	99	2,356	

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