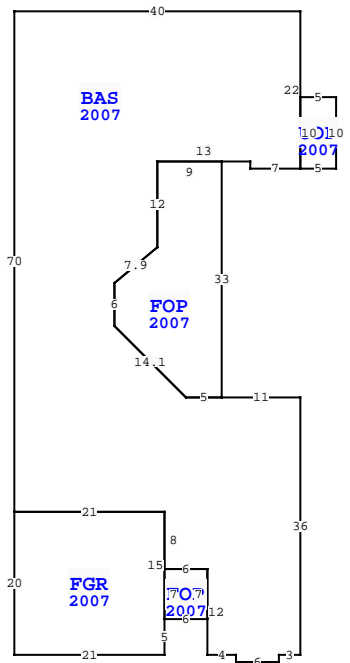


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3021.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,400	100
FGR	420	55
FOP	42	30
FOP	358	30
UOP	50	20
TOTALS	3,270	

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: 2400							
					HX Base Yr 2024						



NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE	629,533	
TOTAL MARKET OB/XF VALUE	6,103	
TOTAL LAND VALUE - MARKET	135,000	
TOTAL MARKET VALUE	770,636	
SOH/AGL Deduction	7,028	
ASSESSED VALUE	763,608	
TOTAL EXEMPTION VALUE	HX HB WX 55,722	
BASE TAXABLE VALUE	707,886	
TOTAL JUST VALUE	770,636	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	742,087	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903256	REMODEL	105,000	04/22/2019
R09242	REPAIR/RRF	10,000	05/01/2006
M11243	MECH OTHER	0	03/01/2006
P10241	OTHER	0	10/01/2005
C16018	CO ISSUED	0	09/01/2005
B16018	NEW CONSTR	177,193	09/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2657/1277	7/31/2023	WD Q	Q	I	02	1,075,000

GRANTOR: BERTRAND FAMILY TRUST
GRANTEE: BETHONEY DOUGLAS P
2445/0462 2/23/2021 WD U I 11 100
GRANTOR: GREEN LOFT JOINT TRUS
GRANTEE: BERTRAND FAMILY TRU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2007] W40 S70 FGR=[YR=2007] S20 E21 N5 FOP=[YR=2007] E6 N7 W6 S7\$ N15 W21\$ E21 S8 E6 S12 E4 S1 E6 N1 E3 N36 W11 FOP=[YR=2007] N33 W9 S12 D5 L6 S6 D10 R10 E5 \$ W5 U10 L10 N6 U5 R6 N12 E13 S1 E7 UOP=[YR=2007] E5 N10 W5 S10\$ N22\$.	

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	100	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	
2	0810	CONCRETE A	0	100	0	400.00	SF	6.50	6.50	100	2007	2007	3	87	2,262	
3	0810	CONCRETE A	0	100	14	42.00	SF	6.50	6.50	100	2007	2007	3	87	238	
4	1126	CB/STC 8"	0	100	0	259.00	SF	8.00	8.00	100	2007	2007	3	87	1,803	
<b>TOTAL OB/XF</b> 6,103																

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
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							