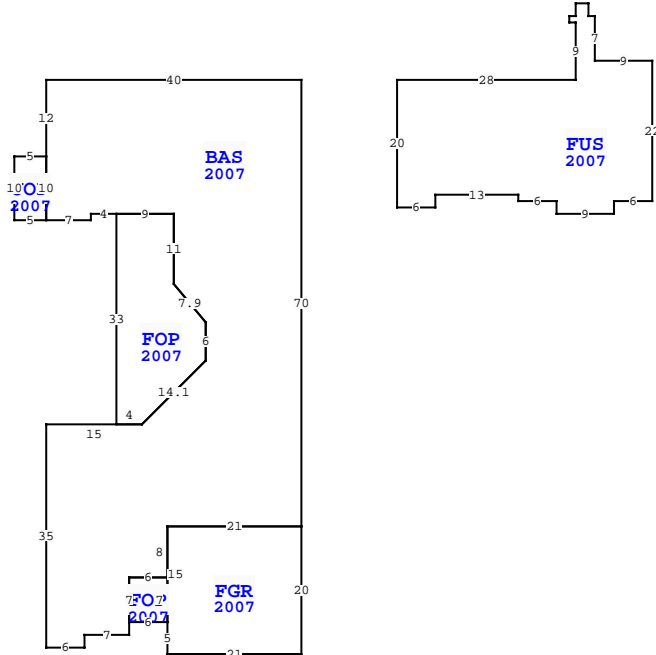


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	70
Exterior Wall	15	CONC BLOCK	30
Roof Structure	08	IRREGULAR	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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	YEAR
BAS	2,383	100	2007
FGR	420	55	2007
FOP	42	30	2007
FOP	342	30	2007
FUS	833	100	2007
UOP	50	20	2007
TOTALS	4,070		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 0%	- 0		818,824	2007	2007	0	0	8.50	91.50
					Heated Area: 3216	HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE		749,224	
TOTAL MARKET OB/XF VALUE		7,354	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		891,578	
SOH/AGL Deduction		141,555	
ASSESSED VALUE		750,023	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		750,023	
TOTAL JUST VALUE		891,578	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		857,625	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11777	MECH OTHER	0	07/01/2006
R0609467	REPAIR/RRF	10,000	06/01/2006
P10656	OTHER	0	01/01/2006
E16099	ELEC OTHER	2,000	11/01/2005
C16160	CO ISSUED	0	09/01/2005
B16160	NEW CONSTR	228,478	09/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2354/1919	4/17/2020	WD	Q	I	01	604,500
GRANTOR: EDWARDS BRUCE						
GRANTEE: BERGSTROM FAMILY TR						
2196/1851	5/16/2018	WD	Q	I	01	551,800
GRANTOR: HEARD MARY ANN						
GRANTEE: EDWARDS BRUCE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007
2	0811	CONCRETE B	0	0	0	773.00	SF	5.20	5.20	100	2007
3	0810	CONCRETE A	0	0	15	45.00	SF	6.50	6.50	100	2007
4	1126	CB/STC 8"	0	0	0	259.00	SF	8.00	8.00	100	2007

BLD DATE		07/25/2007	KK	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2007] W40 S12 UOP=[YR=2007] W5 S10 E5 N10\$ S10 E7 N1 E4 FOP=[YR=2007] S33 E4 U10 R10 N6 U6 L5 N11 W9\$ E9 S11 D6 R5 S6 D10 L10 W15 S35 E6 N2 E7 N2 FOP=[YR=2007] E6 FGR=[YR=2007] S5 E21 N20 W21 S15\$ N7 W6 S7\$ N7 E6 N8 E21 N70\$ PTR=E15 FUS=[YR=2007] E28 N9 W1 N1 E1 N2 E2 S2 E1 S7 E9 S22 W6 S2 W9 N2 W6 N1 W13 S2 W6 N20\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF															7,354							
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	135,000.00	135,000.00	135,000							