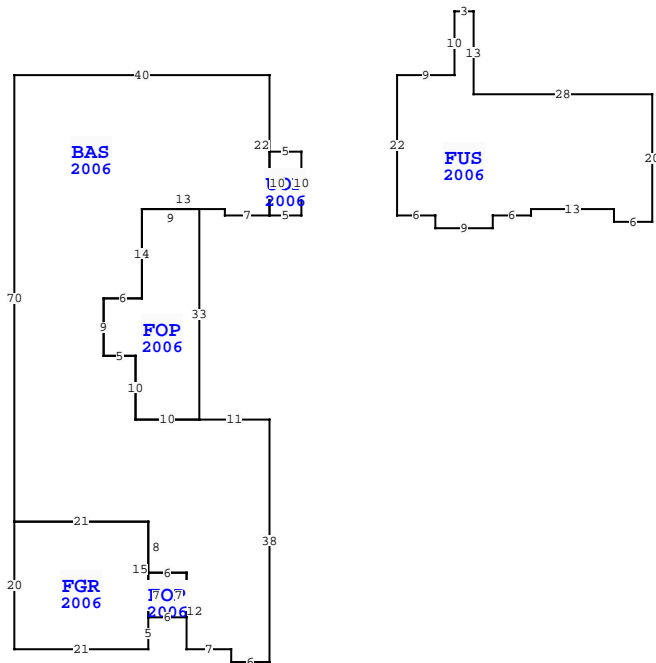


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	80
Exterior Wall	15	CONC BLOCK	20
Roof Structure	08	IRREGULAR	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	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	2,403	100	2006
FGR	420	55	2006
FOP	42	30	2006
FOP	361	30	2006
FUS	837	100	2006
UOP	50	20	2006
TOTALS	4,113		

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%	- 2022								Heated Area: 3240	HX Base Yr 2022



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			765,764
TOTAL MARKET OB/XF VALUE			32,228
TOTAL LAND VALUE - MARKET			135,000
TOTAL MARKET VALUE			932,992
SOH/AGL Deduction			195,030
ASSESSED VALUE			737,962
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			687,240
TOTAL JUST VALUE			932,992
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			899,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1811919	SWIM POOL	80,000	12/04/2018
R09246	REPAIR/RRF	10,000	05/01/2006
E17203	ELEC OTHER	2,000	04/01/2006
M11293	MECH OTHER	0	03/01/2006
P10574	OTHER	0	01/01/2006
C15998	CO ISSUED	0	09/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2703/1282	3/14/2024	WD	U	I	11	100
GRANTOR: CAMERON PETER ALLAN						
GRANTEE: CAMERON PETER A & P						
2225/0693	9/20/2018	WD	Q	I	02	560,000
GRANTOR: YOUNG STEPHEN S & AND						
GRANTEE: CAMERON PETER ALLAN						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	718.00	SF	5.20	5.20	100	2006	2006	3	86	3,211	
3	0855	CONC PAVER	0	100	0	0	81.00	SF	10.00	10.00	100	2015	2015	3	95	770	
4	1126	CB/STC 8"	0	100	0	0	263.00	SF	8.00	8.00	100	2006	2006	3	86	1,809	
5	0911	SCRN RM A	0	100	0	0	382.00	SF	8.75	8.75	100	2009	2009	3	35	1,170	
6	0861	POOL GUNIT	0	100	0	0	240.00	SF	85.00	85.00	100	2019	2019	3	87	17,748	
7	0855	CONC PAVER	0	100	0	0	285.00	SF	10.00	10.00	100	2019	2019	3	97	2,765	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	82	1,640	
TOTALS														32,228			

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	CONSVR
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							