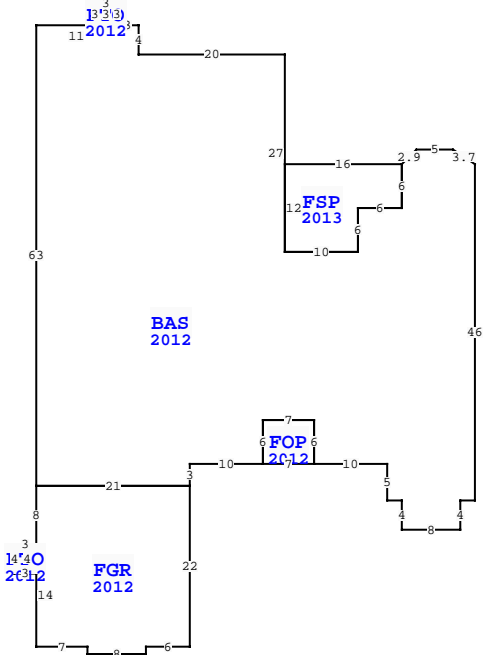


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,998	100	2012
FGR	470	55	2012
FOP	42	30	2012
FSP	156	40	2013
PTO	9	5	2012
PTO	12	5	2012
TOTALS	3,687		

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%	- 2024		Heated Area: 2998		HX Base Yr				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			893,927
TOTAL MARKET OB/XF VALUE			19,313
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			1,213,240
SOH/AGL Deduction			0
ASSESSED VALUE			1,213,240
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,213,240
TOTAL JUST VALUE			1,213,240
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,233,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428449	SCRNFOP	800	03/01/2014
C25272	CO ISSUED	0	04/16/2012
G1201704	GAS LINE	3,762	03/01/2012
E24391	NEW CONSTR	0	12/01/2011
M16722	H/AC	0	12/01/2011
R12799	REPAIR/RRF	19,308	12/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2661/356	8/15/2023	WD Q	Q	I	01	1,397,000
GRANTOR: MOGER MARK M & BARBAR						
GRANTEE: FRASER CARL R						
2389/0838	9/01/2020	WD Q	Q	I	02	822,200
GRANTOR: IMPINK CRAIG J & INGR						
GRANTEE: MOGER MARK M & BARB						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2012
2	0855	CONC PAVER	0	0	0	1,171.00	SF	10.00	10.00	100	2012
3	0855	CONC PAVER	0	0	0	42.00	SF	10.00	10.00	100	2012
4	0462	ST/AL FNC	0	0	0	408.00	SF	10.00	10.00	100	2014
5	0855	CONC PAVER	0	0	0	299.00	SF	7.00	7.00	100	2014

TOTAL OB/XF											
19,313											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2012] U2 L3 W5 D2 L2 FSP=[YR=2013] W16 S12 E10 N6 E6 N6\$ S6 W6 S6 W10 N27 W20 N4 W3 PTO=[YR=2012] N3 W3 S3 E3\$ W11 S63 FGR=[YR=2012] S8 PTO=[YR=2012] W3 S4 E3 N4\$ S14 E7 S1 E8 N1 E6 N22 W21 \$ E21 N3 E10 FOP=[YR=2012] E7 N6 W7 S6\$ N6 E7 S6 E10 S5 E2 S4 E8 N4 E2 N46\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT	1.00