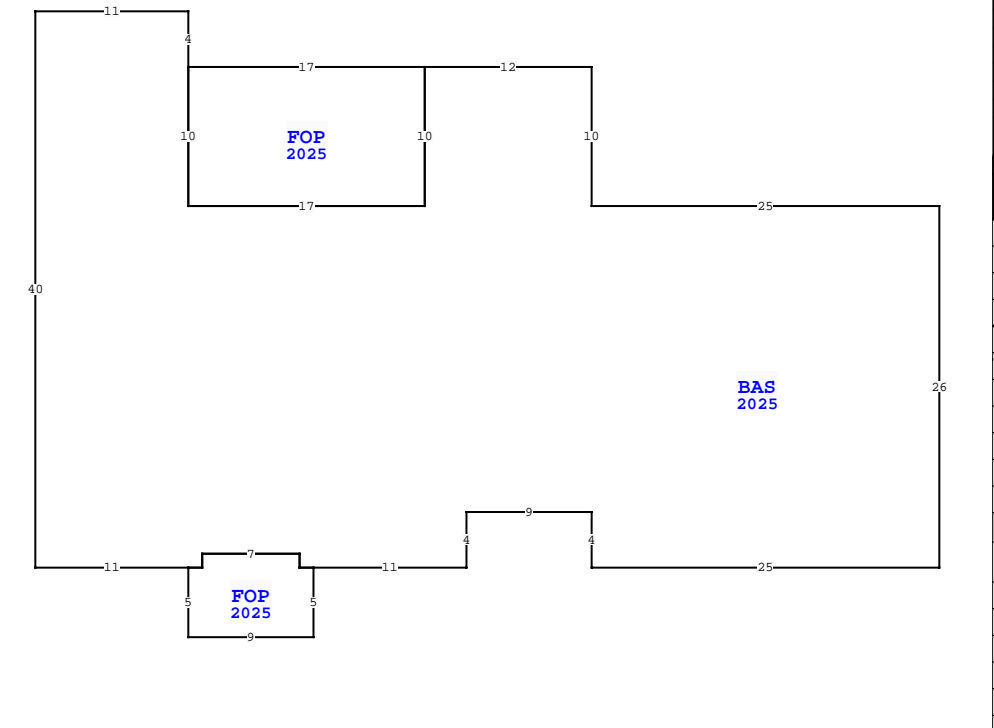


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC		8001.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,921	100
FOP	52	30
FOP	170	30
TOTALS	2,143	

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%	- 2025								
Heated Area: 1921					HX Base Yr 2025							



NASSAU COUNTY PROPERTY			PAGE 1 of 2	6
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 6		Tax Dist:		
BUILDING MARKET VALUE			363,276	
TOTAL MARKET OB/XF VALUE			4,225	
TOTAL LAND VALUE - MARKET			132,000	
TOTAL MARKET VALUE			499,501	
SOH/AGL Deduction			84,521	
ASSESSED VALUE			414,980	
TOTAL EXEMPTION VALUE			50,722	
BASE TAXABLE VALUE			364,258	
TOTAL JUST VALUE			499,501	
NCON VALUE			324,154	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			150,998	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002576	PRIVATE PROVIDER	327,614	03/05/2024
23002161	GARAGE	139,608	02/17/2023
23001018	NEW CONSTR	327,614	01/24/2023
MH971888	MH MOVE-ON	0	01/08/1997
8728	MH MOVE-ON	2,000	11/04/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	5/23/2022	CN	Q	V	02	149,000

GRANTOR: BENNETTS PROPERTY SER  
GRANTEE: WALDSCHMIDT HANS  
2467/0568 6/03/2021 WD U V 11 100  
GRANTOR: SILCOX MELISSA  
GRANTEE: BENNETTS PROPERTY S

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=130,20] W25 N10 W12 S10 W17 N10 N4 W11 S40 E11 E1 N1 E7 S1 E1 E11 N4 E9 S4 E25 N26 \$	
FOP=[YR=2025;ORIG=76,10] E17 S10 W17 N10 \$	
POP=[YR=2025;ORIG=77,45] E7 S1 E1 S5 W9 N5 E1 N1 \$	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,921	100	2025	1,921	309,147
FOP	52	30	2025	16	2,575
FOP	170	30	2025	51	8,207
TOTALS	2,143			1,988	319,929

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	0810	CONCRETE A	0	100	0	0			6.50	100	2025	2024		100	4,225	

TOTAL OB/XF										4,225														
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			OR	0.00	0.00	4.00	AC		1.00	1.00	1.10	30,000.00	33,000.00	132,000							

REVIEW DATE 04/29/2024 BY WW																													
Total Acres: 4.00					Total Land Value: 132,000					Market: 0					Agricultural: 0					Common: 132,000					PRINTED 07/30/2025 BY SYS				

