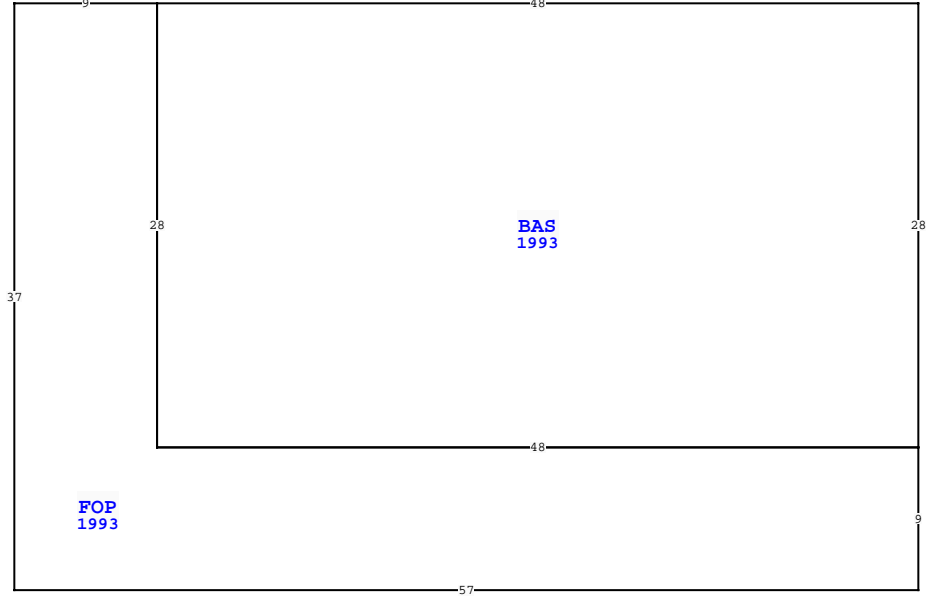




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	06	DIST 1D	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC		8024.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,344	100	1993
FOP	765	30	1993
TOTALS	2,109		
TOTALS		1,574	169,743

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 1973								
				Heated Area:	1344			HX Base Yr	1973		



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			195,951
TOTAL MARKET OB/XF VALUE			20,529
TOTAL LAND VALUE - MARKET			70,000
TOTAL MARKET VALUE			286,480
SOH/AGL Deduction			139,295
ASSESSED VALUE			147,185
TOTAL EXEMPTION VALUE	HX HB DX		55,722
BASE TAXABLE VALUE			91,463
TOTAL JUST VALUE			286,480
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			277,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24410	ADDITION	25,052	03/01/2011
B24464	ADDITION	1,000	03/01/2011
6533	XFOB	11,050	06/15/1990
4922	GARAGE	27,200	05/25/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0117/0252	1/01/1971	TA	Q	V		3,000

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/09/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W48 FOP=[YR=1993] W9 S37 E57 N9 W48 N28 \$ S28 E48N28 \$.	

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	0510	GARAGE WD-	0	100	0	0	480.00	SF	35.00	35.00	100	1980	1980	3	20	3,360	
2	0811	CONCRETE B	0	100	0	0	1,520.00	SF	5.20	5.20	100	1980	1980	3	30	2,371	
3	0810	CONCRETE A	0	100	44	10	440.00	SF	6.50	6.50	100	1988	1988	3	52	1,487	
4	0525	GAZEBO	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	1985	1985	3	20	500	
5	0810	CONCRETE A	0	100	19	10	190.00	SF	6.50	6.50	100	1989	1989	3	54.5	673	
6	0845	KOOL DECK	0	100	0	0	348.00	SF	5.08	5.08	100	1990	1990	3	57	1,007	
7	0810	CONCRETE A	0	100	0	0	169.00	SF	6.50	6.50	100	1990	1990	3	57	626	
8	0801	ASPHALT A	0	100	21	13	273.00	SF	2.40	2.40	100	1992	1992	3	50	328	
9	0811	CONCRETE B	0	100	0	0	1,440.00	SF	5.20	5.20	100	2011	2011	3	91	6,814	
10	0855	CONC PAVER	0	100	0	0	220.00	SF	3.00	3.00	100	2002	2002	3	80	528	
															TOTAL OB/XF	17,694	

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	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

2025

ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION		MARKET ADJUSTMENTS						NASSAU COUNTY PROPERTY		PAGE 2 of 2	6
Exterior Wall	05	AVERAGE	100		6500	01	1,600	88.5500	32.76	52,416	1988	1993	0	0	50.00	50.00
Roof Structur	03	GABLE/HIP	100		2 GARAGE RES - 100% - 1973						Heated Area: 1600		HX Base Yr 1973			
Roof Cover	03	COMP SHNGL	100													
Interior Wall	05	DRYWALL	100													
Interior Floo	03	CONC FINSH	100													
Air Condition	01	NONE	100													
Heating Type	01	NONE	100													
Bedrooms		0	100													
Bathrooms		0	100													
Frame	02	WOOD FRAME	100													
Stories	1.	1.	100													
Units		0	100													
BUD8 Adjustme	06	DIST 1D	100													
Occupancy	00	NONE	100													
Quality	06	Quality Level	06													
DOR CODE	0100	SINGLE FAMILY														
MAP NUM		MKT AREA	08													
NEIGHBORHOOD/LOC	8024.00															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											
BAS	1,600	100	1993	1,600	26,208											
TOTALS	1,600			1,600	26,208											

<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; width: 80%; height: 80%; display: flex; align-items: center; justify-content: center;"> <p style="color: blue; font-weight: bold;">BAS 1993</p> </div> </div>											
---	--	--	--	--	--	--	--	--	--	--	--

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		195,951
TOTAL MARKET OB/XF VALUE		20,529
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		286,480
SOH/AGL Deduction		139,295
ASSESSED VALUE		147,185
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		91,463
TOTAL JUST VALUE		286,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,321

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
11	0351	CARPORT MT	0	100	35	18			10.00	100	2011	2011	3	45	2,835	
TOTAL OB/XF 2,835																

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I /	V /	RSN CD	SALE PRICE
0117/0252	1/01/1971	TA	Q	V		3,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[YR=1993] W40 S40 E40 N40 \$.															

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	CONSRV	