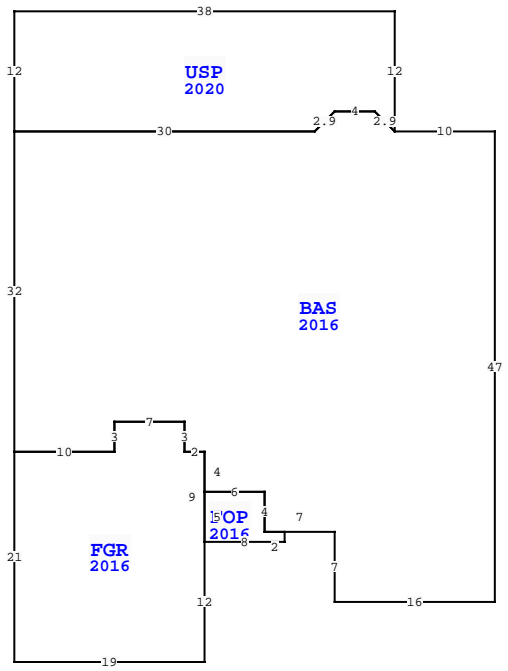


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8124.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,847	100	2016
FGR	420	55	2016
FOP	32	30	2016
USP	444	30	2020
TOTALS	2,743		
			2,221
			299,778

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,221	108.7800	143.59	318,913	2016	2016	0	0	6.00	94.00
1 SNGL FAM - 100% - 2021										Heated Area: 1847	HX Base Yr 2021



NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	325,403		
TOTAL MARKET OB/XF VALUE	12,444		
TOTAL LAND VALUE - MARKET	60,000		
TOTAL MARKET VALUE	397,847		
SOH/AGL Deduction	98,061		
ASSESSED VALUE	299,786		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	249,064		
TOTAL JUST VALUE	397,847		
NCON VALUE	25,625		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	358,729		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240002328	MTL 30*40	77,028	02/27/2024
B1531273	CO ISSUED	0	02/19/2016
B1531273	NEW CONSTR	217,071	10/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2413/1565	12/04/2020	WD	Q	I	02	315,000
GRANTOR: GRAY JASON M & REBECC						
GRANTEE: JUNG DANIEL SCOTT &						
2039/0698	4/11/2016	WD	Q	I	01	221,000
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: GRAY JASON M & REBE						

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	0811	CONCRETE B	0	100	0	1,655.00	SF	5.20	5.20	100	2016	2016	3	95	8,176	
2	0810	CONCRETE A	0	100	0	670.00	SF	6.50	6.50	100	2024	2020		98	4,268	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2016;ORIG=0,0] W10 U2L2 W4 D2L2 W30 S32 E10 N3 E7 S3 E2 S4 E6 S4 E7 S7 E16 N47 \$	
USP=[YR=2020;ORIG=-10,0] N12 W38 S12 E30 U2R2 E4 D2R2 \$	
FGR=[YR=2016;ORIG=-48,32] S21 E19 N12 N9 W2 N3 W7 S3 W10 \$	
FOP=[YR=2016;ORIG=-29,41] E8 N1 W2 N4 W6 S5 \$	

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

