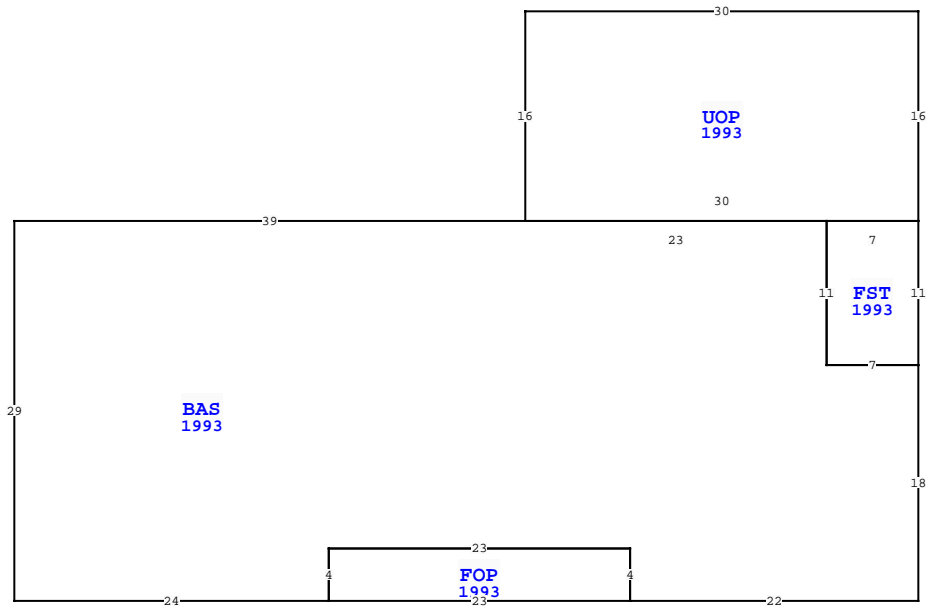




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC		8001.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,832	100
FOP	92	30
FST	77	55
UOP	480	20
TOTALS	2,481	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,998	105.8400	105.84	211,468	1968	1978		0	0	31.30	68.70
1 SINGLE FAM - 100% - 0 Heated Area: 1832 HX Base Yr												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			145,279
TOTAL MARKET OB/XF VALUE			5,085
TOTAL LAND VALUE - MARKET			117,000
TOTAL MARKET VALUE			267,364
SOH/AGL Deduction			145,545
ASSESSED VALUE			121,819
TOTAL EXEMPTION VALUE	HX HB WX SL		121,819
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			267,364
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			240,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0547/0293	7/07/1988	WD Q	Q	I		108,000
GRANTOR: HOLTON ROBERT A						
GRANTEE: COULTER BRUCE F						
0510/0982	2/17/1987	WD Q	Q	I		85,000
GRANTOR: EVERS LOUIS						
GRANTEE: HOLTON ROBERT						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,832	100	1993	1,832	133,209
FOP	92	30	1993	28	2,036
FST	77	55	1993	42	3,054
UOP	480	20	1993	96	6,981
TOTALS	2,481			1,998	145,279

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

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	0350	CARPORT WD	0 100	20 40	800.00	SF	13.00	13.00	100	1980	1980	3	20	2,080	
2	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1968	1968	3	29	1,015	
3	0681	POLE SHED	0 100	10 40	400.00	SF	15.00	15.00	100	1980	1980	3	20	1,200	
4	0811	CONCRETE B	0 100	0 0	760.00	SF	5.20	5.20	100	1968	1968	3	20	790	
TOTAL OB/XF													5,085		

BUILDING NOTES												

BUILDING DIMENSIONS												
UOP=[YR=1993] W30 S16 BAS=[YR=1993] W39 S29 E24 FOP=[YR=1993] E23 N4 W23 S4\$ N4 E23 S4 E22 N18 FST=[YR=1993] N11 W7 S11 E7\$ W7 N11 W23\$ E30 N16 \$.												

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	0004	OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	117,000								