

NASSAU COUNTY PROPERTY						PAGE 1 of 2		6
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 6					Tax Dist:			
BUILDING MARKET VALUE					208,497			
TOTAL MARKET OB/XF VALUE					12,439			
TOTAL LAND VALUE - MARKET					70,000			
TOTAL MARKET VALUE					290,936			
SOH/AGL Deduction					63,528			
ASSESSED VALUE					227,408			
TOTAL EXEMPTION VALUE					HX HB DX		55,722	
BASE TAXABLE VALUE					171,686			
TOTAL JUST VALUE					290,936			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					265,313			
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
MH961408		MH MOVE-ON			0		07/01/1996	
3736		GARAGE			10,640		12/02/1986	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2522/0652		12/14/2021		WD	Q	I	01	259,900
GRANTOR:SMITH RANDALL F								
GRANTEE:AMBROSE KENNETH D &								
2522/0644		11/15/2021		QC	U	I	11	100
GRANTOR:SMITH NELLIE								
GRANTEE:SMITH RANDALL F								
BUILDING NOTES								
BUILDING DIMENSIONS								
UEP=[YR=2021] W34 UCP=[YR=2021] N14 W30 S14 USP=[YR=2021] S10 BAS=[YR=1996] S27 E35 N1 E13 S1 E16 N27 W64\$ E29 N10 W29\$ E30\$ W1 S10 E35 N10\$.								
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
70,000								
Common: 70,000								
PRINTED 07/30/2025 BY SYS								

[illegible]