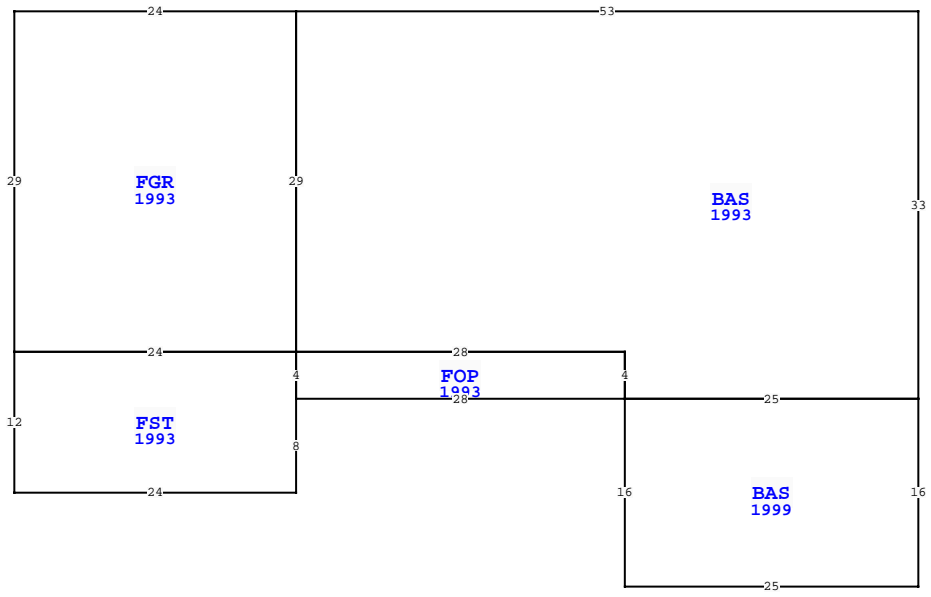




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	05	AVERAGE	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
BUD8 Adjustme	04	DIST 01	100		
Occupancy	00	NONE	100		
Quality	03	Quality Level	03		
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	04		
NEIGHBORHOOD/LOC	4053.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,637	100	1993	1,637	136,062
BAS	400	100	1999	400	33,247
FGR	696	55	1993	383	31,834
FOP	112	30	1993	34	2,826
FST	288	55	1993	158	13,133
TOTALS	3,133			2,612	217,101

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 0	99.84	260,782	1983	1986	0	0	16.75	83.25
Heated Area: 2037											
HX Base Yr 1995											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	238,546		
TOTAL MARKET OB/XF VALUE	36,313		
TOTAL LAND VALUE - MARKET	136,000		
TOTAL MARKET VALUE	410,859		
SOH/AGL Deduction	187,188		
ASSESSED VALUE	223,671		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	172,949		
TOTAL JUST VALUE	410,859		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	393,113		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B07709	GARAGE	50,000	11/01/2000
B995685	ADDITION	29,148	01/01/1999
95-1669	SWIM POOL	0	03/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2735/1007	8/28/2024	QC	U	I	11	100
GRANTOR: KENNEDY DENNIS MARTIN						
GRANTEE: KENNEDY DENNIS MART						
1715/0322	12/16/2010	QC	U	I	11	100
GRANTOR: KENNEDY LORI W						
GRANTEE: KENNEDY DENNIS MART						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
2	0940	SHEDS/PORT	0	100	20	600.00	SF	30.00	30.00	100	1983	1983	3	20	3,600	
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
4	1242	WD DECK A	0	100	10	160.00	SF	10.00	10.00	100	1988	1988	3	20	320	
5	0810	CONCRETE A	0	100	0	1,837.00	SF	6.50	6.50	100	1983	1983	3	38	4,537	
6	0810	CONCRETE A	0	100	0	1,064.00	SF	6.50	6.50	100	1985	1985	3	44	3,043	
7	0810	CONCRETE A	0	100	0	325.00	SF	6.50	6.50	100	1989	1989	3	54.5	1,151	
8	0845	KOOL DECK	0	100	0	770.00	SF	7.25	7.25	100	1995	1995	3	68	3,796	
9	0861	POOL GUNIT	0	100	15	420.00	SF	85.00	85.00	100	1995	1995	3	20	7,140	
10	0812	CONCRETE C	0	100	0	2,770.00	SF	4.00	4.00	100	2001	2001	3	79	8,753	

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	1.60	AC		1.00	1.00	1.00	85,000.00	85,000.00	136,000							

REVIEW DATE 05/12/2019 BY KBA																								
Total Acres: 1.60					Total Land Value: 136,000					Market: 0					Agricultural: 0					Common: 136,000				

