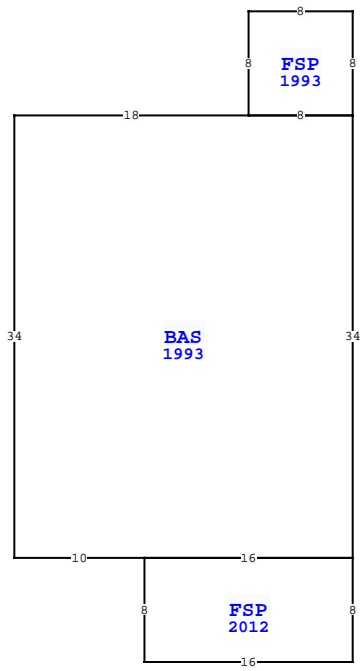


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 90	
Interior Wall	04	PLYWOOD 10	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	01	NONE 100	
Heating Type	02	CONVECTION 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
BUD8 Adjustme	03	DIST HI 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC		6001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	884	100	1993
FSP	64	40	1993
FSP	128	40	2012
TOTALS	1,076		
		961	78,090

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1												Heated Area: 884	
1 SINGLE FAM - 0% - 0													
HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			78,090
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			72,800
TOTAL MARKET VALUE			150,890
SOH/AGL Deduction			10,267
ASSESSED VALUE			140,623
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			140,623
TOTAL JUST VALUE			150,890
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			136,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1037/0588	2/13/2002	QC	U	I	07	100
GRANTOR: ROSS SYLVESTER						
GRANTEE: PETTYJOHN KATHLEEN						
1011/0658	10/05/2001	QC	Q	I	01	100
GRANTOR: ROSS SYLVESTER						
GRANTEE: PETTYJOHN KATHLEEN						

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2025	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
FSP=[YR=1993] W8 S8 BAS=[YR=1993] W18 S34 E10 FSP=[YR=2012] S8 E16 N8 W16\$ E16 N34 W8\$ E8 N8\$.													

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	DPHT 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	0	0006	R-3	208.00	210.00	208.00	FF		1.00	1.00	1.00	350.00	350.00	72,800							