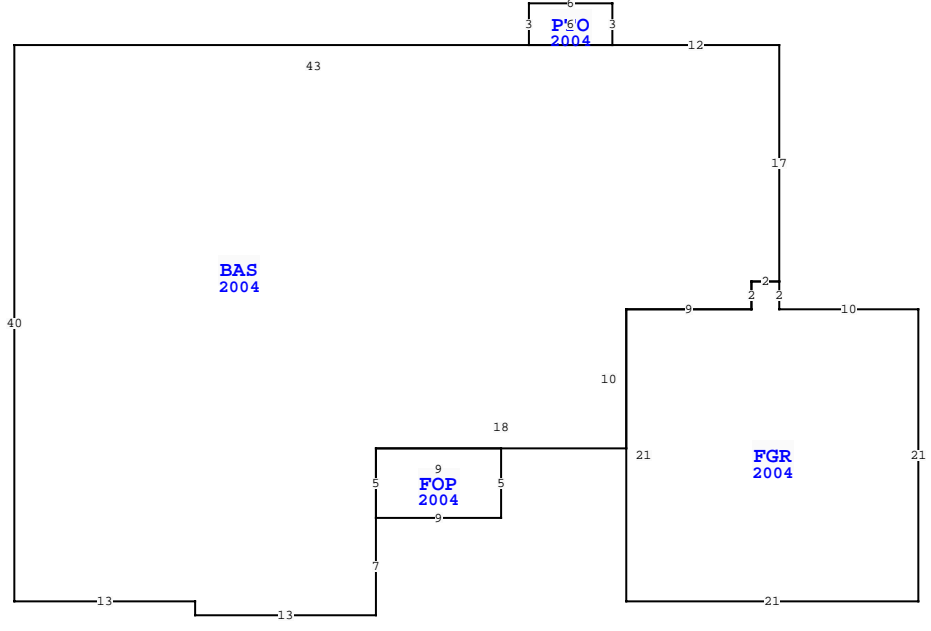


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	08	SHT VINYL	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Occupancy	00	NONE	100		
Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	04		
NEIGHBORHOOD/LOC	4050.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,780	100	2004	1,780	184,672
FGR	445	55	2004	245	25,418
FOP	45	30	2004	14	1,452
PTO	18	5	2004	1	104
TOTALS	2,288			2,040	211,646

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%	- 2015		Heated Area: 1780					HX Base Yr 2015	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			211,646
TOTAL MARKET OB/XF VALUE			3,591
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			265,237
SOH/AGL Deduction			110,491
ASSESSED VALUE			154,746
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			104,024
TOTAL JUST VALUE			265,237
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			255,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007322	REPAIR/RRF	12,000	09/01/2020
B0412795	NEW CONSTR	132,417	05/01/2004
P0408045	NEW CONSTR	0	05/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2791/620	5/23/2025	WD Q	Q	I	01	350,000
GRANTOR: NOWELL ROBIN BOOK & D						
GRANTEE: EYOB BENYAM						
2733/491	8/16/2024	QC U	U	I	11	100
GRANTOR: NOWELL DANIEL CLARK &						
GRANTEE: NOWELL DANIEL CLARK						

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	832.00	SF	5.20	5.20	100	2004	2004	3	83	3,591	

BLD DATE		03/20/2023	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR=[YR=2004] W10 N2 BAS=[YR=2004] N17 W12 PTO=[YR=2004] N3 W6 S3 E6 \$ W43 S40 E13 S1 E13 N7 FOP=[YR=2004] E9 N5 W9 S5 \$ N5 E18 N10 E9 N2 E2 \$ W2 S2 W9 S21 E21 N21 \$.	

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							