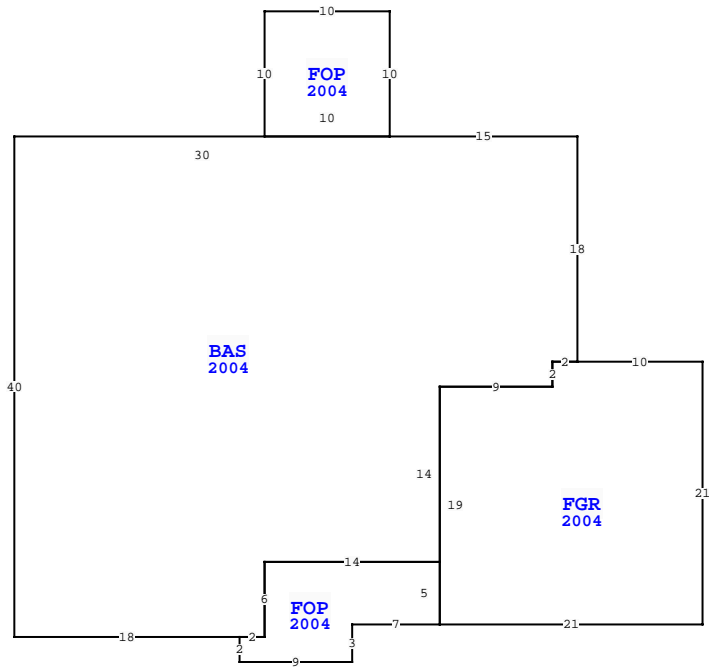


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE	70		
Exterior Wall	20	FACE BRICK	30		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	50		
Interior Floo	15	HARDTILE	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	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	1,492	100	2004	1,492	160,303
FGR	423	55	2004	233	25,034
FOP	95	30	2004	28	3,009
FOP	100	30	2004	30	3,223
TOTALS	2,110			1,783	191,568

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,783	121.1700	121.17	216,046	2004	2004	0	0	0	11.33	88.67
1 SINGLE FAM - 0% - 0 Heated Area: 1492 HX Base Yr												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
Tax Group: 4			STANDARD
Tax Dist:			
BUILDING MARKET VALUE			191,568
TOTAL MARKET OB/XF VALUE			3,604
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			245,172
SOH/AGL Deduction			0
ASSESSED VALUE			245,172
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			245,172
TOTAL JUST VALUE			245,172
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			236,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412754	NEW CONSTR	108,797	05/01/2004
P0408027	NEW CONSTR	0	05/01/2004
R046117	REPAIR/RRF	2,000	05/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2229/0807	10/10/2018	QC	U	I	11	100
GRANTOR: PHELAN DEBORAH & WILL						
GRANTEE: PHELAN DEBORAH K RE						
1818/1667	10/03/2012	WD	U	I	30	100
GRANTOR: PHELAN DEBORAH K						
GRANTEE: PHELAN DEBORAH K TR						

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	0	835.00	SF	5.20	5.20	100	2004	2004	3 83	3,604	

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

BUILDING NOTES												

**BUILDING DIMENSIONS**  
 BAS=[YR=2004] W15 FOP=[YR=2004] N10 W10 S10 E10\$ W30 S40 E18  
 FOP=[YR=2004] S2 E9 N3 E7 FGR=[YR=2004] E21 N21 W10 W2 S2 W9  
 S19\$ N5 W14 S6 W2 \$ E2 N6 E14 N14 E9 N2 E2 N18\$ .

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	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000								