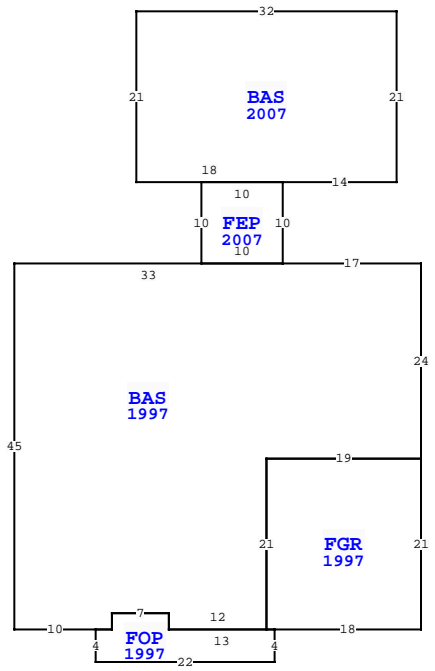




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,837	100	1997
BAS	672	100	2007
FEP	100	80	2007
FGR	399	55	1997
FOP	102	30	1997
TOTALS	3,110		
		2,839	307,037

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,839	94.1760	124.31	352,916	1997	1997	0	0	13.00	87.00		
1 SNGL FAM - 0% - 2025 Heated Area: 2509 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 2	6
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 6		Tax Dist:		
BUILDING MARKET VALUE			318,636	
TOTAL MARKET OB/XF VALUE			4,432	
TOTAL LAND VALUE - MARKET			45,000	
TOTAL MARKET VALUE			368,068	
SOH/AGL Deduction			0	
ASSESSED VALUE			368,068	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			368,068	
TOTAL JUST VALUE			368,068	
NCON VALUE			11,599	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			339,245	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13050	RE-ROOF	10,000	08/01/2012
B18554	ADDITION	60,000	12/01/2006
M12300	MECH OTHER	0	12/01/2006
R097357	REPAIR/RRF	5,000	09/01/2006
B963237	NEW CONSTR	95,000	09/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2741/192	9/24/2024	WD Q	Q	I	01	420,000
GRANTOR: DELGROSS DANIEL D & P						
GRANTEE: MURRELL SANDRA M						
1112/1006	2/07/2003	WD U	U	I	07	100
GRANTOR: GONZALEZ LORI & DANIE						
GRANTEE: DELGROSS DANIEL & P						

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	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0810	CONCRETE A	0	0	16	320.00	SF	6.50	6.50	100	1997	1997	3	72	1,498	
3	0820	WOOD WALK	0	0	12	36.00	SF	11.75	11.75	100	2007	2007	3	40	169	

TOTAL OB/XF														4,432	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
			05/21/2025			MLU									

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1997] W17 FEP=[YR=2007] N10 BAS=[YR=2007] E14 N21 W32 S21E18\$ W10 S10 E10\$ W33 S45 E10 FOP=[YR=1997] S4 E22 N4 FGR=[YR=1997] E18 N21 W19 S21 E1\$ W13 N2 W7 S2 W2\$ E2 N2 E7 S2 E12 N21 E19 N24\$.													

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000										

