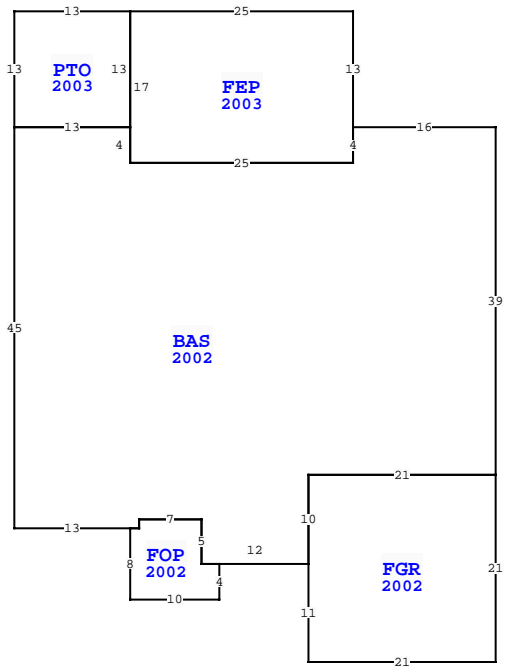


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	05 AVERAGE 80				
Exterior Wall	16 WD FR STUC 20				
Roof Structure	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	08 SHT VINYL 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,245	100	2002	2,245	245,598
FEP	425	80	2003	340	37,196
FGR	441	55	2002	243	26,584
FOP	79	30	2002	24	2,626
PTO	169	5	2003	8	875
TOTALS	3,359			2,860	312,877

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,860	90.1836	119.04	340,454	2002	2007	0	0	8.10	91.90
1 SNGL FAM - 100% - 2024 Heated Area: 2245 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			312,877
TOTAL MARKET OB/XF VALUE			7,852
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			365,729
SOH/AGL Deduction			14,940
ASSESSED VALUE			350,789
TOTAL EXEMPTION VALUE	13		350,789
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			365,729
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			340,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002766	REPAIR/RRF	41,407	03/20/2019
E0412304	NEW CONSTR	0	01/01/2004
B0210082	NEW CONSTR	0	08/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	7/30/2013	CN	Q	I	01	175,000
GRANTOR: GEORGE PAMELA W						
GRANTEE: CHRISTY MARION						
1122/1886	3/19/2003	WD	Q	I		168,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GEORGE WILLIAM & PA						

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	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	961.00	SF	5.20	5.20	100	2002	2002	3	80	3,998	
3	0810	CONCRETE A	0	100	55	165.00	SF	6.50	6.50	100	2003	2003	3	82	879	
TOTALS															7,852	

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/21/2025 MLU											

BUILDING DIMENSIONS											
BAS=[YR=2002] W16 FEP=[YR=2003] N13 W25 PTO=[YR=2003] W13 S13 E13 N13\$ S17 E25 N4\$ S4 W25 N4 W13 S45 E13 FOP=[YR=2002] S8 E10 N4 W2 N5 W7 S1 W1 \$ E1 N1 E7 S5 E12 FGR=[YR=2002] S11 E21 N21 W21 S10 \$ N10 E21 N39 \$ .											

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	100	0003	PUD	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							