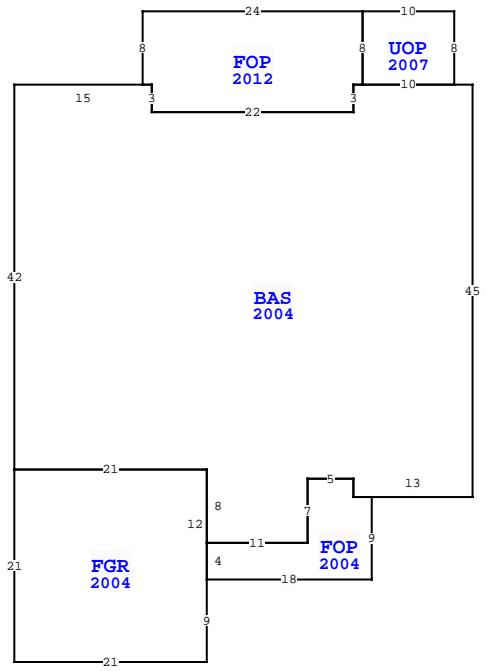




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	80
Exterior Wall	20	FACE BRICK	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	13	LVT/LAMNT	30
Air Condition	03	CENTRAL	100
Heating Type	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
BAS	2,166	100	2004
FGR	441	55	2004
FOP	117	30	2004
FOP	258	30	2012
UOP	80	20	2007
TOTALS	3,062		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,537	100.4832	132.64	336,508	2004	2004	0	0	10.80	89.20
1 SNGL FAM - 100% - 2025 Heated Area: 2166 HX Base Yr 2025											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		300,165	
TOTAL MARKET OB/XF VALUE		25,648	
TOTAL LAND VALUE - MARKET		77,850	
TOTAL MARKET VALUE		403,663	
SOH/AGL Deduction		0	
ASSESSED VALUE		403,663	
TOTAL EXEMPTION VALUE		HX HB VX 55,722	
BASE TAXABLE VALUE		347,941	
TOTAL JUST VALUE		403,663	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		359,066	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16531	SWIM POOL	12,000	04/01/2005
M047831	H/AC	0	01/01/2004
M047838	H/AC	0	01/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2702/1973	3/26/2024	WD Q	Q	I	01	490,000
GRANTOR: STONE JOHN J & HEATHE						
GRANTEE: COLGAN ROBERT ALLEN						
1228/0604	5/06/2004	WD Q	Q	I		178,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: STONE JOHN J & HEAT						

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	0812	CONCRETE C	0	100	0	1,070.00	SF	4.00	4.00	100	2004	2004	3	83	3,552	
2	0861	POOL GUNIT	0	100	30	450.00	SF	85.00	85.00	100	2006	2006	3	40	15,300	
3	0845	KOOL DECK	0	100	0	1,090.00	SF	7.25	7.25	100	2006	2006	3	86	6,796	

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

BUILDING NOTES	
BAS=[YR=2004;ORIG=0,0] W2 W10 W1 S3 W22 N3 W15 S42 E21 S8 E11 N7 E5 S2 E13 N45 \$	
FGR=[YR=2004;ORIG=-50,42] S21 E21 N9 N12 W21 \$	
FOP=[YR=2012;ORIG=-12,0] N8 W24 S8 E1 S3 E22 N3 E1 \$	
FOP=[YR=2004;ORIG=-29,54] E18 N9 W2 N2 W5 S7 W11 S4 \$	
UOP=[YR=2007;ORIG=-12,-8] E10 S8 W10 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	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	1.73	AC		1.00	1.00	1.00	45,000.00	45,000.00	77,850							