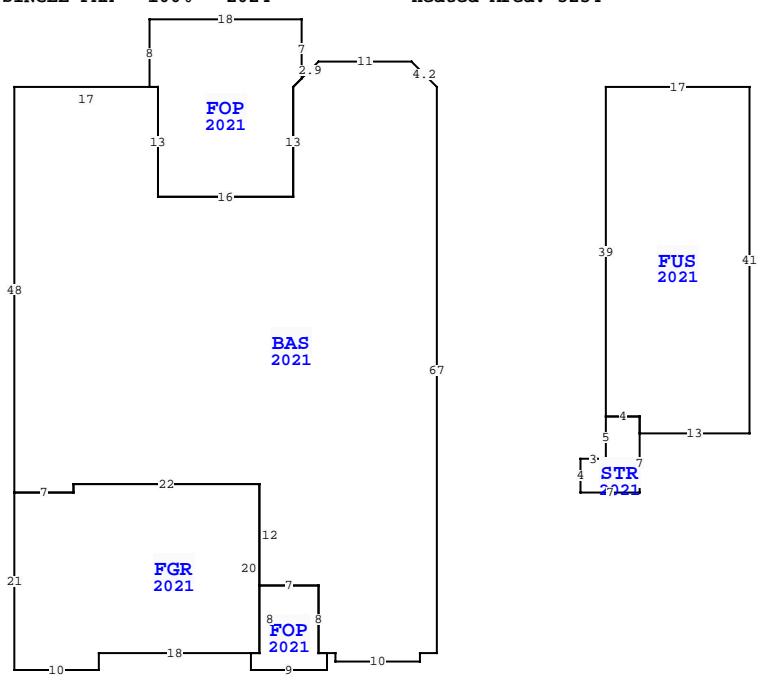




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	2.	2. 100	
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,565	100	2021
FGR	593	55	2021
FOP	74	30	2021
FOP	352	30	2021
FUS	689	100	2021
STR	48	10	2021
TOTALS	4,321		

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%	- 2024		Heated Area: 3254		HX Base Yr				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			389,054
TOTAL MARKET OB/XF VALUE			4,499
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			458,553
SOH/AGL Deduction			23,000
ASSESSED VALUE			435,553
TOTAL EXEMPTION VALUE	13		435,553
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			458,553
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			423,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010971	CO ISSUED	0	03/22/2021
20010971	NEW CONSTR	431,730	11/10/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2655/34	7/18/2023	WD	U	I	11	100

GRANTOR: ANDERSON CRAIG EUGENE
 GRANTEE: CEA REVOCABLE TRUST

2711/553	5/10/2023	WD	U	I	16	100
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GRANTOR: CEA REVOCABLE TRUST
 GRANTEE: KLA REVOCABLE TRUST

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	874.00	SF	5.20	5.20	100	2021	2021	3	99	4,499	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2021] U3 L3 W11 D2 L2 FOP=[YR=2021] N7 W18 S8 E1 S13 E16 N13 U1 R1 \$ D1 L1 S13 W16 N13 W17 S48 FGR=[YR=2021] S21 E10 N2 E18 FOP=[YR=2021] S2 E9 N2 W1 N8 W7 S8 W1\$ E1 N20 W22 S1 W7\$ E7 N1 E22 S12 E7 S8 E2 S1 E10 N1 E2 N67\$ PTR=E20 FUS=[YR=2021] E17 S41 W13 STR=[YR=2021] S7 W7 N4 E3 N5 E4 S2\$ N2 W4 N39\$ W20\$.	

LAND DESCRIPTION																								
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	000134	C	RES POND	100		PUD	83.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							