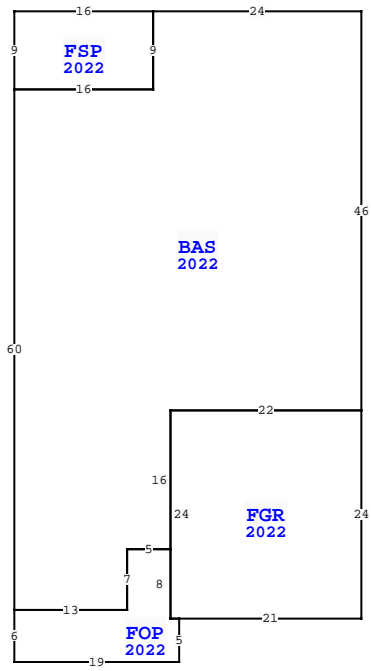


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	05
NEIGHBORHOOD/LOC	5020.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,075	100	2022
FGR	528	55	2022
FOP	148	30	2022
FSP	144	40	2022
TOTALS	2,895		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 0%	- 2025									
				Heated Area:	2075							
				HX Base Yr								



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		277,131	
TOTAL MARKET OB/XF VALUE		3,377	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		345,508	
SOH/AGL Deduction		0	
ASSESSED VALUE		345,508	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		345,508	
TOTAL JUST VALUE		345,508	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		320,390	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2111380	CO ISSUED	0	06/17/2022
21011380	NEW CONSTR	305,597	08/27/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2709/807	5/01/2024	WD Q	Q	I	01	430,000
GRANTOR: LONGACRE H JOHN III &						
GRANTEE: WHITE CURTIS & ANDR						
2588/0535	8/29/2022	QC U	U	I	11	100
GRANTOR: LONGACRE H JOHN III &						
GRANTEE: LONGACRE H JOHN III						

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	0	0		656.00	SF	5.20		3	99	3,377

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

BUILDING NOTES																			
BUILDING DIMENSIONS																			
BAS=[YR=2022] W24 FSP=[YR=2022] W16 S9 E16 N9\$ S9 W16 S60																			
FOP=[YR=2022] S6 E19 N5 FGR=[YR=2022] E21 N24 W22 S24 E1\$																			
W1 N8 W5 S7 W13\$ E13 N7 E5 N16 E22 N46\$.																			

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	000135	C	RES NATURAL	0		PUD	50.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							