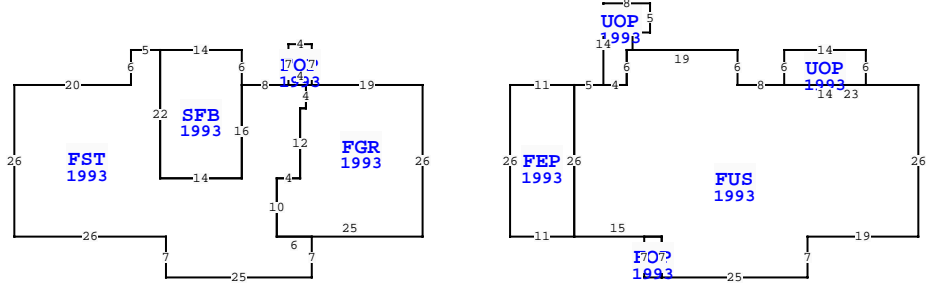


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,335	112.5160	148.52	495,314	1960	2000	0	0	18.00	82.00		
1 SNGL FAM - 100% - 2022 Heated Area: 2069 HX Base Yr 2022													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		406,157	
TOTAL MARKET OB/XF VALUE		5,573	
TOTAL LAND VALUE - MARKET		1,135,316	
TOTAL MARKET VALUE		1,547,046	
SOH/AGL Deduction		529,145	
ASSESSED VALUE		1,017,901	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		967,179	
TOTAL JUST VALUE		1,547,046	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,032,482	

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1059.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
FEP	286	80
FGR	582	55
FOP	21	30
FOP	28	30
FST	1,219	55
FUS	1,823	100
SFB	308	80
UOP	79	20
UOP	84	20
TOTALS	4,430	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FEP	286	80	1993	229	27,889
FGR	582	55	1993	320	38,971
FOP	21	30	1993	6	731
FOP	28	30	1993	8	974
FST	1,219	55	1993	670	81,597
FUS	1,823	100	1993	1,823	222,017
SFB	308	80	1993	246	29,960
UOP	79	20	1993	16	1,948
UOP	84	20	1993	17	2,071
TOTALS	4,430			3,335	406,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0016	ADD 500 SF	160,000	02/06/2024
2021-1860	RMDL KITCHEN & AD	65,000	12/22/2021
B033772	XFOB	7,000	09/12/2003
5104	REPAIR/RRF	3,914	11/14/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2451/0409	4/06/2021	WD	Q	I	02	873,000
GRANTOR: LEHMAN TAO B						
GRANTEE: NOLAN PAUL J & HEAT						
1010/1992	10/04/2001	WD	Q	I		750,000
GRANTOR: ALDRED W H III ET AL						
GRANTEE: LEHMAN TAO B						

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
1	0500	FP-PRE FAB	0	100	0	2.00	UT	3,500.00	3,500.00	100	1960	1960	3	21
2	0811	CONCRETE B	0	100	0	769.00	SF	5.20	5.20	100	1980	1980	3	30
3	1123	CB 8"	0	100	0	980.00	SF	6.15	6.15	100	1960	1960	3	20
4	1242	WD DECK A	0	100	0	849.00	SF	10.00	10.00	100	2003	2003	3	20

TOTAL OB/XF														
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
TOTAL OB/XF 5,573														

BUILDING NOTES													
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BUILDING DIMENSIONS													
FGR=[YR=1993] W19 POP=[YR=1993] N7 W4 S7 FST=[YR=1993] W8													
SFB=[YR=1993] N6 W14 S22 E14 N16 \$ S16 W14 N22 W5 S6 W20 S26													
E26 S7 E25 N7 W6 N10 E4 N12 E1 N4 W3 \$ E4 \$ W1 S4 W1 S12 W4													
S10 E25 N26 \$ PTR= E15 FEP=[YR=1993] E11 FUS=[YR=1993] E5													
UOP=[YR=1993] N14 E8 S5 W3 S3 W1 S6W4 \$ E4 N6 E19 S6 E8													
UOP=[YR=1993] N6 E14 S6 W14 \$ E23 S26 W19 S7W25													
POP=[YR=1993] W3 N7 E3 S7 \$ N7 W15 N26 \$ S26 W11 N26 \$ W15 \$													

LAND DESCRIPTION																								
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		R-1	105.00	272.00	105.00	FF	1	1.22	1.00	0.72	7,500.00	5,412.00	568,260							
2	000100	C	RES	100		R-1	85.00	172.00	85.00	FF	1	1.19	1.00	0.89	7,500.00	6,671.25	567,056							