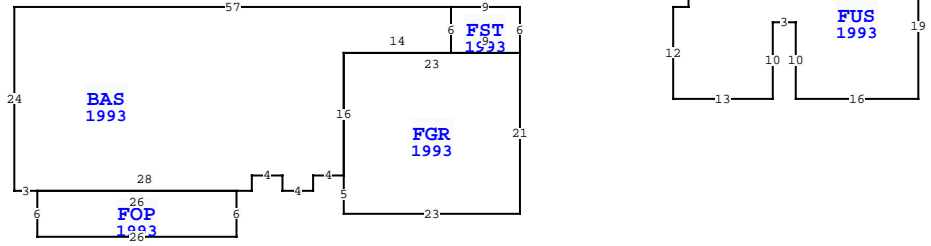


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1.5 100
Units	0 100
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	2,007	98.7840	130.39	261,693	1992	1997	0	0	13.50	86.50		
1 SNGL FAM - 100% - 0 Heated Area: 1664 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		226,364	
TOTAL MARKET OB/XF VALUE		12,381	
TOTAL LAND VALUE - MARKET		163,200	
TOTAL MARKET VALUE		285,203	
SOH/AGL Deduction		156,624	
ASSESSED VALUE		128,579	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		77,857	
TOTAL JUST VALUE		401,945	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		357,100	

Quality	01 Quality Level 01				
DOR CODE	5000 IMPROVED AG				
MAP NUM	MKT AREA 09				
NEIGHBORHOOD/LOC	9001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100	1993	1,100	124,066
FGR	483	55	1993	266	30,002
FOP	156	30	1993	47	5,301
FST	54	55	1993	30	3,384
FUS	564	100	1993	564	63,612
TOTALS	2,357			2,007	226,364

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	0200	BARN WD 0-	0 100	48	34	1,632.00	SF	20.00	20.00	100	1999	1999	3	26	8,486	
2	1242	WD DECK A	0 100	24	10	240.00	SF	10.00	10.00	100	1998	1998	3	20	480	
3	0510	GARAGE WD-	0 100	24	11	264.00	SF	26.95	26.95	100	2008	2008	3	48	3,415	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006864	REPAIR/RRF	12,130	05/03/2022
4128	H/AC	1,900	03/13/1992
7095	NEW CONSTR	64,084	03/20/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0891/0730	7/15/1999	WD Q	Q	I	01	100
GRANTOR: VANZANT MARK						
GRANTEE: VANZANT MARK & TAMM						
0604/0444	8/10/1990	WD Q	Q	V		20,000
GRANTOR: ARMSTRONG DOLORES C						
GRANTEE: VANZANT MARK						

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000														
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	3.94	AC		1.00	1.00	1.00	370.00	370.00	1,458														
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.94	AC		1.00	1.00	1.00	30,000.00	30,000.00	118,200														

BUILDING NOTES													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/21/2025 MLU													
11/04/2024 KBA													

BUILDING DIMENSIONS													
FST=[YR=1993] W9 BAS=[YR=1993] W57 S24 E3 FOP=[YR=1993] S6 E26 N6 W26\$ E28 N2 E4 S2 E4 N2 E4 FGR=[YR=1993] S5 E23 N21 W23 S16\$ N16 E14 N6\$ S6 E9 N6\$ PTR=E20 FUS=[YR=1993] E2 N7 E30 S19 W16 N10 W3 S10 W13 N12\$ W20\$.													