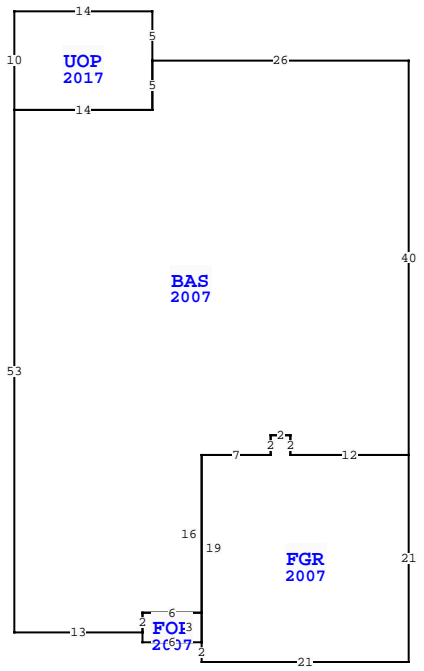




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,856	100	2007
FGR	445	55	2007
FOP	18	30	2007
UOP	140	20	2017
TOTALS	2,459		
			2,134
			206,665

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%	- 2008		Heated Area: 1856					HX Base Yr 2008	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			206,665
TOTAL MARKET OB/XF VALUE			6,385
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			268,050
SOH/AGL Deduction			113,553
ASSESSED VALUE			154,497
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			103,775
TOTAL JUST VALUE			268,050
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			261,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19347	ELEC OTHER	1,500	06/01/2007
M12978	MECH OTHER	0	06/01/2007
M12978	ELEC OTHER	0	06/01/2007
C19783	CO ISSUED	0	04/01/2007
B19783	NEW CONSTR	156,816	04/01/2007
P12327	OTHER	0	04/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2669/778	8/18/2023	QC	U	I	11	58,000
GRANTOR: PAUL WAYNE S & MARIA						
GRANTEE: KIRKPATRICK RICARDO						
2108/0331	3/15/2017	WD	U	I	30	64,500
GRANTOR: PAUL WAYNE S & MARIA						
GRANTEE: PAUL WAYNE S & MARI						

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	0			715.00	SF	5.20	5.20	100	2007	2007	3	87	3,235	
2	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2007;ORIG=0,0] W26 S5 W14 S53 E13 N2 E6 N16 E7 N2 E2 S2 E12 N40 \$	
FGR=[YR=2007;ORIG=-21,59] S2 E21 N21 W12 N2 W2 S2 W7 S19 \$	
UOP=[YR=2017;ORIG=-26,0] N5 W14 S10 E14 N5 \$	
FOP=[YR=2007;ORIG=-27,58] S1 E6 N3 W6 S2 \$	

LAND DESCRIPTION		TOTAL OB/XF															6,385							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							