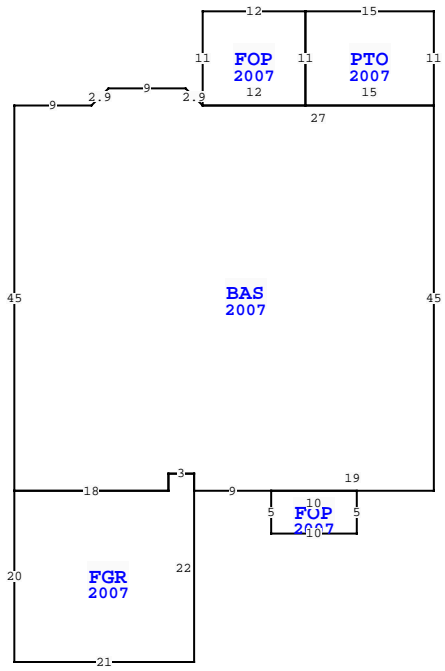


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	70
Exterior Wall	20	FACE BRICK	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMNT	80
Interior Floor	13	LVT/LAMNT	20
Air Condition	03	CENTRAL	100
Heating 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	2,221	100	2007
FGR	426	55	2007
FOP	50	30	2007
FOP	132	30	2007
PTO	165	5	2007
TOTALS	2,994		
			2,518
			197,613

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	2,518	104.6400	104.64	263,484	2007	2007	0	0	75	9.78	75.00
1 SINGLE FAM - 0% - 2025 Heated Area: 2221 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			197,613
TOTAL MARKET OB/XF VALUE			3,282
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			255,895
SOH/AGL Deduction			0
ASSESSED VALUE			255,895
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			255,895
TOTAL JUST VALUE			255,895
NCON VALUE			9,330
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			281,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12153	MECH OTHER	0	10/01/2006
C18510	CO ISSUED	0	09/01/2006
B18510	NEW CONSTR	189,882	09/01/2006
P11564	OTHER	0	09/01/2006
R09637	REPAIR/RRF	2,000	08/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2696/404	2/22/2024	WD	Q	I	01	300,000
GRANTOR: WATKINS JASON C						
GRANTEE: YAMASA CO LTD						
2071/0189	8/02/2016	SW	Q	I	02	179,000
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: WATKINS JASON C & S						

BLD DATE		04/30/2008	KK	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
PTO=[YR=2007] W15 FOP=[YR=2007] W12 S11 BAS=[YR=2007] U2 L2 W9 D2 L2 W9 S45 FGR=[YR=2007] S20 E21 N22 W3 S2 W18\$ E18 N2 E3 S2 E9 FOP=[YR=2007] S5 E10 N5 W10\$ E19 N45 W27\$ E12 N11\$ S11 E15 N11\$.	

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
1	0811	CONCRETE B	0	0	0	598.00	SF	5.20	5.20	100	2007	2007
2	0810	CONCRETE A	0	0	34	102.00	SF	6.50	6.50	100	2007	2007

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	DPHT 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							