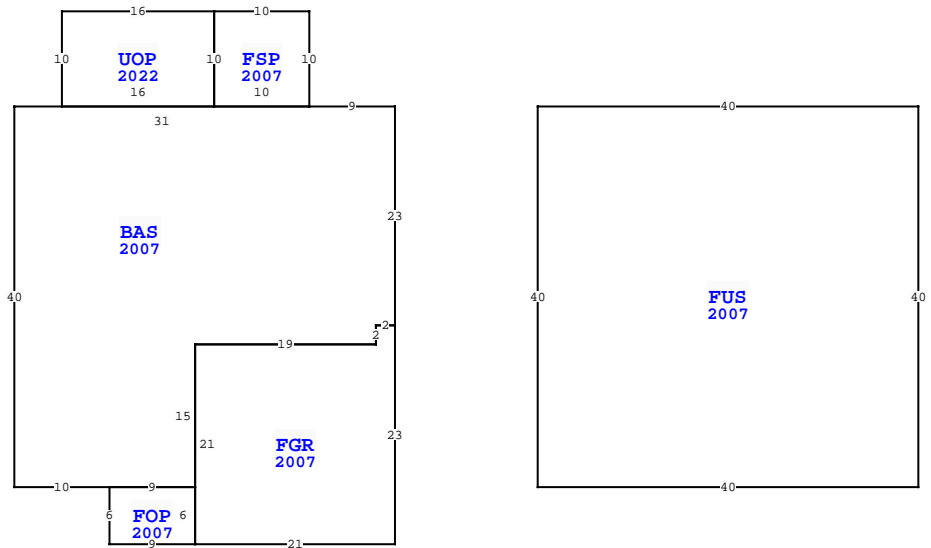


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	80
Exterior Wall	20	FACE BRICK	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units	0	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	1,281	100	2007
FGR	445	55	2007
FOP	54	30	2007
FSP	100	40	2007
FUS	1,600	100	2007
UOP	160	20	2022
TOTALS	3,640		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,214	101.1080	101.11	324,968	2007	2007	0	0	9.35	90.65
1 SINGLE FAM - 100% - 2022 Heated Area: 2881 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			294,583
TOTAL MARKET OB/XF VALUE			3,022
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			352,605
SOH/AGL Deduction			49,680
ASSESSED VALUE			302,925
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			252,203
TOTAL JUST VALUE			352,605
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			344,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2304304	REPAIR/RRF	11,475	04/03/2023
22005391	ADDITION	5,000	04/07/2022
B19220	ADDITION	1,800	12/01/2006
M11857	MECH OTHER	0	08/01/2006
E17723	ELEC OTHER	1,500	07/01/2006
P11321	OTHER	0	07/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2800/831	7/03/2025	WD Q	Q	I	01	435,000
GRANTOR: THOMAS MATTHEW & JENN						
GRANTEE: MOREHEAD CHRISTOPHE						
2424/1560	12/29/2020	WD Q	Q	I	01	315,000
GRANTOR: BGRS RELOCATION INC						
GRANTEE: THOMAS MATTHEW & JE						

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	100	0	0		668.00	SF	5.20	

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

BUILDING NOTES											

BUILDING DIMENSIONS
 BAS=[YR=2007] W9 FSP=[YR=2007] N10 W10 UOP=[YR=2022] W16 S10 E16 N10\$ S10 E10\$ W31 S40 E10 FOP=[YR=2007] S6 E9 FGR=[YR=2007] E21 N23 W2 S2 W19 S21\$ N6 W9\$ E9 N15 E19 N2 E2 N23\$ PTR= E15 FUS=[YR=2007] S40 E40 N40 W40\$ W15\$.

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	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							