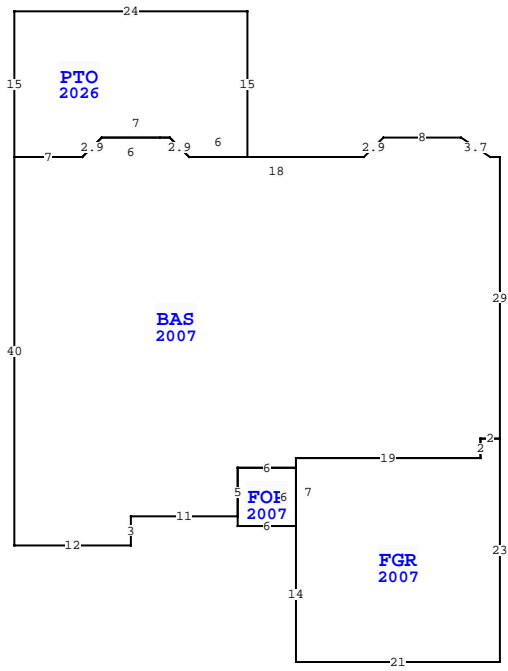


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,765	100	2007
FGR	445	55	2007
FOP	36	30	2007
PTO	342	5	2026
TOTALS	2,588		
		2,038	199,195

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,038	106.8200	106.82	217,699	2007	2007	0	0	8.50	91.50
1 SINGLE FAM - 100% - 2022 Heated Area: 1765 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			199,195
TOTAL MARKET OB/XF VALUE			6,119
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			260,314
SOH/AGL Deduction			38,654
ASSESSED VALUE			221,660
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			170,938
TOTAL JUST VALUE			260,314
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			250,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2301772	REPAIR/RRF	18,000	02/08/2023
E18866	ELEC OTHER	1,500	03/01/2007
M12776	MECH OTHER	0	03/01/2007
C19464	CO ISSUED	0	02/01/2007
R10090	REPAIR/RRF	2,000	02/01/2007
B19464	NEW CONSTR	142,164	02/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2480/1908	6/25/2021	WD Q	Q	I	01	295,000
GRANTOR: FREY MATTHEW A & MELI						
GRANTEE: RODRIGUEZ DENNI & L						
2273/1993	5/10/2019	WD Q	Q	I	02	228,000
GRANTOR: MARTEN RYAN A & CAROL						
GRANTEE: FREY MATTHEW A & ME						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	90	1,800	
2	0811	CONCRETE B	0	100	0	691.00	SF	5.20	5.20	100	2007	2007	3	87	3,126	
3	0462	ST/AL FNC	0	100	56	224.00	SF	10.00	10.00	100	2007	2007	3	44	986	
4	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2007	2007	3	69	207	
TOTAL OB/XF 6,119																

BLD DATE		11/27/2007	JO	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2007;ORIG=0,0] W1 U2L3 W8 D2L2 W18 U2L2 W1 W6 D2L2 W7 S40 E12 N3 E11 N5 E6 N1 E19 N2 E2 N29 \$	
FGR=[YR=2007;ORIG=-21,38] S14 E21 N23 W2 S2 W19 S7 \$	
FOP=[YR=2007;ORIG=-27,37] S1 E6 N6 W6 S5 \$	
PTO=[YR=2026;ORIG=-50,0] E7 U2R2 E7 D2R2 E6 N15 W24 S15 \$	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							