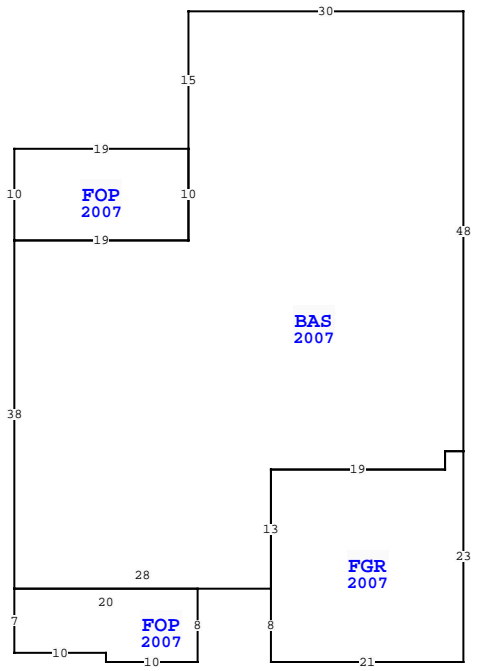


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	20	FACE BRICK 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating 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	2,335	100	2007
FGR	445	55	2007
FOP	150	30	2007
FOP	190	30	2007
TOTALS	3,120		
		2,682	242,878

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,682	99.4560	99.46	266,752	2007	2007	0	0	8.95	91.05
1 SINGLE FAM - 100% - 2020 Heated Area: 2335 HX Base Yr 2020											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			242,878
TOTAL MARKET OB/XF VALUE			42,789
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			340,667
SOH/AGL Deduction			82,429
ASSESSED VALUE			258,238
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			207,516
TOTAL JUST VALUE			340,667
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			330,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010800	SWIM POOL	54,318	08/17/2021
E18511	ELEC OTHER	1,500	12/01/2006
M12309	MECH OTHER	0	12/01/2006
C18828	CO ISSUED	0	11/01/2006
B18828	NEW CONSTR	218,526	11/01/2006
P11739	OTHER	0	11/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2324/0192	12/10/2019	WD	Q	I	02	246,000
GRANTOR: WALSH DANIEL E & MICH						
GRANTEE: MANN KORY D & COURT						
1664/1444	2/26/2010	WD	U	I	38	168,000
GRANTOR: FORD KEITH & MARY E						
GRANTEE: WALSH DANIEL E & MI						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	707.00	SF	5.20	5.20	100	2007
2	0861	POOL GUNIT	0	100	0	392.00	SF	85.00	85.00	100	2021
3	0855	CONC PAVER	0	100	0	869.00	SF	10.00	10.00	100	2021

TOTAL OB/XF												42,789												
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	CONSVR
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							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2007] W30 S15 FOP=[YR=2007] W19 S10 E19 N10\$ S10 W19 S38 FOP=[YR=2007] S7 E10 S1 E10 N8 W20\$ E28 FGR=[YR=2007] S8 E21 N23 W2 S2 W19 S13\$ N13 E19 N2 E2 N48\$.