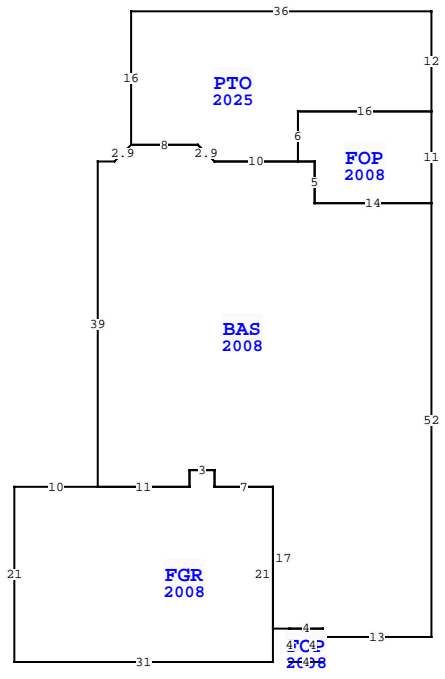




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,840	100	2008
FGR	657	55	2008
FOP	16	30	2008
FOP	166	30	2008
PTO	534	5	2025
TOTALS	3,213		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,283	105.8400	105.84	241,633	2008	2008	0	0	8.00	92.00
1 SINGLE FAM - 100% - 2022 Heated Area: 1840 HX Base Yr 2022											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			222,302
TOTAL MARKET OB/XF VALUE			13,341
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			290,643
SOH/AGL Deduction			39,138
ASSESSED VALUE			251,505
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			200,783
TOTAL JUST VALUE			290,643
NCON VALUE			11,974
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			268,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004364	12*37 SCREEN ENCL	20,000	04/17/2024
C21789	CO ISSUED	176,088	11/25/2008
E21246	ELEC OTHER	1,500	09/01/2008
M14138	MECH OTHER	0	09/01/2008
C21789	CO ISSUED	176,088	08/01/2008
R11474	REPAIR/RRF	2,000	08/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2430/0234	1/21/2021	SW	Q	I	02	255,000
GRANTOR: SPH PROPERTY THREE LL						
GRANTEE: GRAHAM RICHARD A JR						
2418/0008	12/16/2020	WD	Q	I	01	235,800
GRANTOR: DAVID STEVEN						
GRANTEE: SPH PROPERTY THREE						

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	832.00	SF	5.20	5.20	100	2008
2	0810	CONCRETE A	0	100	11	33.00	SF	6.50	6.50	100	2008
3	0911	SCRN RM A	0	100	0	534.00	SF	17.50	17.50	100	2024

TOTAL OB/XF											
13,341											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT	

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2008;ORIG=-16,6] W10 U2L2 W8 D2L2 W2 S39 E11 N2 E3 S2 E7 S17 E2 E4 S1 E13 N52 W14 N5 W2 \$											
FGR=[YR=2008;ORIG=-40,45] W10 S21 E31 N21 W7 N2 W3 S2 W11 \$											
FOP=[YR=2008;ORIG=0,0] W16 S6 E2 S5 E14 N11 \$											
FOP=[YR=2008;ORIG=-17,62] S4 E4 N4 W4 \$											
PTO=[YR=2025;ORIG=0,0] W16 S6 W10 U2L2 W8 N16 E36 S12 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT	