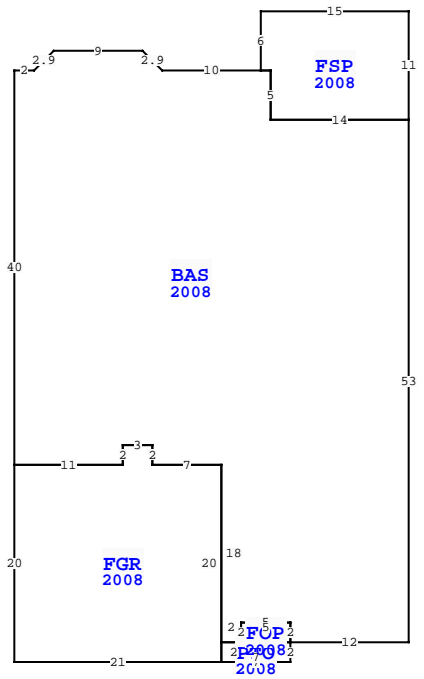


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating 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	1,878	100	2008
FGR	426	55	2008
FOP	10	30	2008
FSP	160	40	2008
PTO	14	5	2008
TOTALS	2,488		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,180	107.2120	107.21	233,718	2008	2008	0	0	7.65	92.35
1 SINGLE FAM - 100% - 2025 Heated Area: 1878 HX Base Yr 2025											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			215,839
TOTAL MARKET OB/XF VALUE			6,234
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			277,073
SOH/AGL Deduction			0
ASSESSED VALUE			277,073
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			221,351
TOTAL JUST VALUE			277,073
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			259,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21300	NEW CONSTR	1,500	10/01/2008
M14173	H/AC	0	10/01/2008
P13473	OTHER	0	09/01/2008
C21791	CO ISSUED	0	08/01/2008
R11476	REPAIR/RRF	2,000	08/01/2008
B21791	NEW CONSTR	0	08/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2692/571	1/26/2024	WD Q	Q	I	02	325,000
GRANTOR: VALENTEEN ZACKERY D &						
GRANTEE: HARRISON ESTHER JEA						
2450/0592	4/01/2021	WD Q	Q	I	01	285,000
GRANTOR: SHIPLEY AMANDA J & ZA						
GRANTEE: VALENTEEN ZACKERY D						

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	0811	CONCRETE B	0	100	0	625.00	SF	5.20	5.20	100	2008	2008	3	88	2,860	
2	0810	CONCRETE A	0	100	11	33.00	SF	6.50	6.50	100	2008	2008	3	88	189	
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185	

BLD DATE		02/12/2009	KK	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2008;ORIG=-15,6] W10 U2L2 W9 D2L2 W2 S40 E11 N2 E3 S2 E7 S18 E2 N2 E5 S2 E12 N53 W14 N5 W1 \$	
FGR=[YR=2008;ORIG=-40,46] S20 E21 N20 W7 N2 W3 S2 W11 \$	
FSP=[YR=2008;ORIG=0,0] W15 S6 E1 S5 E14 N11 \$	
PTO=[YR=2008;ORIG=-19,66] E7 N2 W7 S2 \$	
FOP=[YR=2008;ORIG=-12,64] N2 W5 S2 E5 \$	

LAND DESCRIPTION		TOTAL OB/XF															6,234							
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							