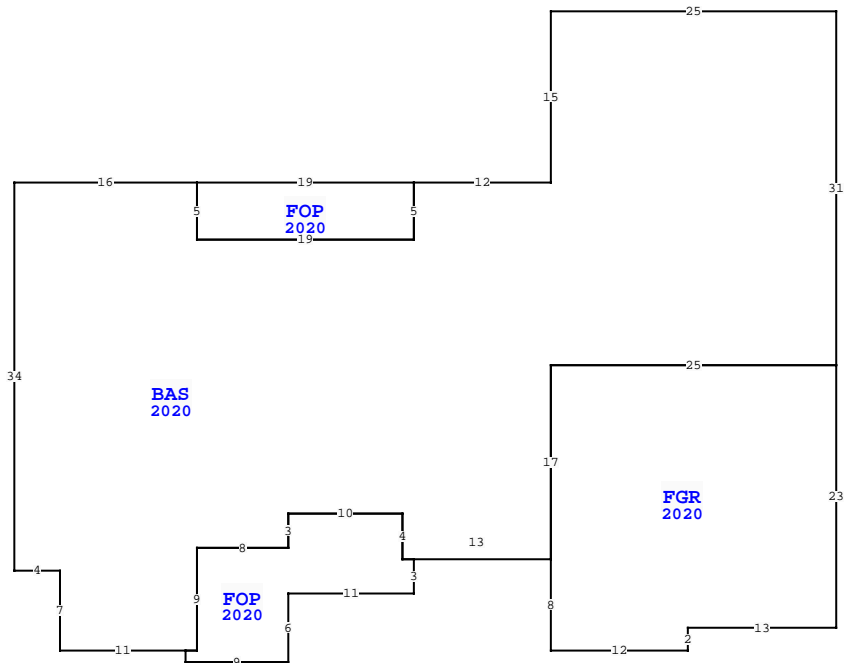




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	06	BD/BATTEN	90		
Exterior Wall	21	STONE	10		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	70		
Interior Floor	14	CARPET	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.100			
Units		0	100		
Occupancy	00	NONE	100		
Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	05		
NEIGHBORHOOD/LOC	5004.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,283	100	2020	2,283	335,356
FGR	599	55	2020	329	48,328
FOP	95	30	2020	28	4,113
FOP	154	30	2020	46	6,757
TOTALS	3,131			2,686	394,554

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2021		406,338	2020	2020	0	0	2.90	97.10
					Heated Area: 2283			HX Base Yr 2021			



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			394,554
TOTAL MARKET OB/XF VALUE			9,016
TOTAL LAND VALUE - MARKET			90,000
TOTAL MARKET VALUE			493,570
SOH/AGL Deduction			186,565
ASSESSED VALUE			307,005
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			256,283
TOTAL JUST VALUE			493,570
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			465,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10000420	CO ISSUED	0	01/15/2020
19002657	NEW CONSTR	316,350	05/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2662/523	8/15/2023	QC	U	I	11	100

GRANTOR: DREIBELBIS NICKOLE R
GRANTEE: WATERS GAGE & NIKOL
2261/0270 3/06/2019 WD Q V 01 60,000
GRANTOR: 2834 INVESTMENTS LLC
GRANTEE: DREIBELBIS NICKOLE

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/19/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2020] W25 S15 W12 FOP=[YR=2020] W19 S5 E19 N5\$ S5 W19 N5 W16 S34 E4 S7 E11 FOP=[YR=2020] S1 E9 N6 E11 N3 W1 N4 W10 S3 W8 S9 W1\$ E1 N9 E8 N3 E10 S4 E13 FGR=[YR=2020] S8 E12 N2 E13 N23 W25 S17\$ N17 E25 N31\$.	

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	0812	CONCRETE C	0	100	0	0		4.00	100	2020	2020	3	98	9,016	

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							