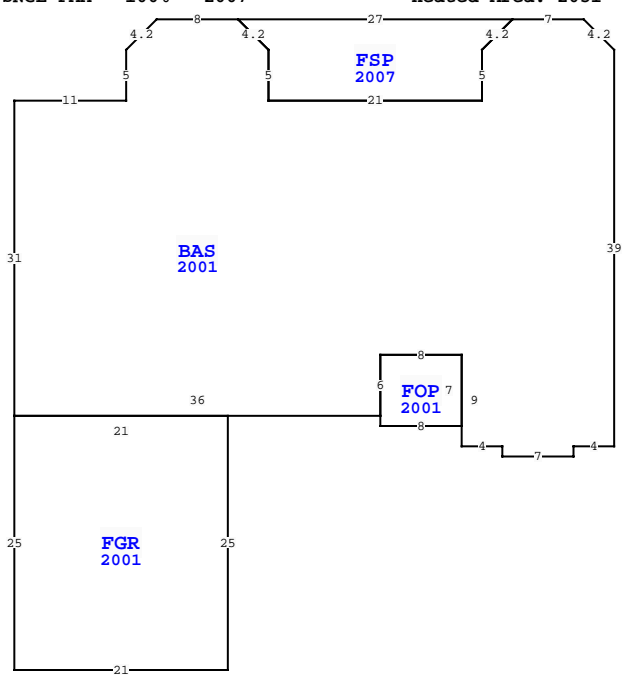


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	4043.00
AREA TYPE	TOTAL GROSS AREA
BAS	2,031
FGR	525
FOP	56
FSP	177
TOTALS	2,789

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,408	114.8364	151.58	365,005	2001	2001	0	0	11.50	88.50
1 SNGL FAM - 100% - 2007 Heated Area: 2031 HX Base Yr 2007											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			323,029
TOTAL MARKET OB/XF VALUE			10,864
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			461,393
SOH/AGL Deduction			199,665
ASSESSED VALUE			261,728
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			206,006
TOTAL JUST VALUE			461,393
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			446,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2723/1998	7/03/2024	LE U	I	11		100
GRANTOR: HASELL ANITA						
GRANTEE: CUEVAS ADOLFO						
2717/1553	6/11/2024	LE U	I	11		100
GRANTOR: HASELL ANITA						
GRANTEE: CUEVAS ADOLFO						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	0811	CONCRETE B	0	100	0	907.00	SF	5.20	5.20	100	2001	2001	3	79	3,726	
3	0855	CONC PAVER	0	100	0	300.00	SF	10.00	10.00	100	2002	2002	3	80	2,400	
4	0462	ST/AL FNC	0	100	0	620.00	SF	10.00	10.00	100	2002	2002	3	29	1,798	

BLD DATE		03/29/2023	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2001] L3 U3 W7 FSP=[YR=2007] W27 D3 R3 S5 E21 N5 R3 U3 S D3 L3 S5 W21 N5 L3 U3 W8 D3 L3 S5 W11 S31 FGR=[YR=2001] S25 E21 N25 W21\$ E36 FOP=[YR=2001] S1 E8 N7 W8 S6\$ N6 E8 S9 E4 S1 E7 N1 E4 N39\$.	

LAND DESCRIPTION																								
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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							