



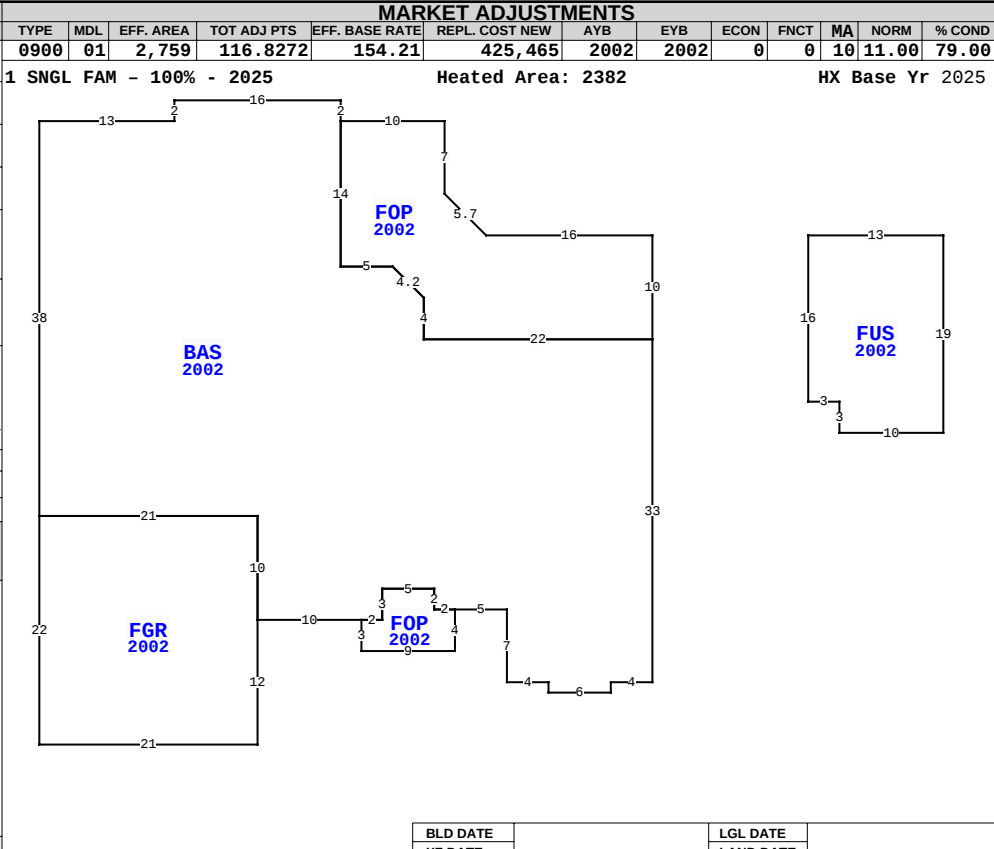
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,144	100	2002	2,144	261,195
FGR	462	55	2002	254	30,944
FOP	44	30	2002	13	1,584
FOP	367	30	2002	110	13,401
FUS	238	100	2002	238	28,995
TOTALS	3,255			2,759	336,117

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	637.00	SF	5.20



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	637.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100	0003	PUD	0.00	0.00	1.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100	0003	PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								4
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	336,117								
TOTAL MARKET OB/XF VALUE	5,625								
TOTAL LAND VALUE - MARKET	127,500								
TOTAL MARKET VALUE	469,242								
SOH/AGL Deduction	260,335								
ASSESSED VALUE	208,907								
TOTAL EXEMPTION VALUE	50,722								
BASE TAXABLE VALUE	158,185								
TOTAL JUST VALUE	469,242								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	494,603								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002178	REPAIR/RRF	18,789	02/08/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2738/1287	9/16/2024	WD	Q	I	01	480,000	
GRANTOR: RAHN RONALD E & CHARL							
GRANTEE: TAYLOR CHARLES							
1939/1937	9/30/2014	QC	U	I	11	100	
GRANTOR: RAHN RONALD E							
GRANTEE: RAHN RONALD E & CHA							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2002;ORIG=-30,-11] N2 W16 S2 W13 S38 E21 S10 E10 E2 N3 E5 S2 E2 E5 S7 E4 S1 E6 N1 E4 N33 W22 N4 U3L3 W5 N14 \$ FGR=[YR=2002;ORIG=-59,27] S22 E21 N12 N10 W21 \$ FOP=[YR=2002;ORIG=0,0] W16 U4L4 N7 W10 S14 E5 D3R3 S4 E22 N10 \$ FUS=[YR=2002;ORIG=15,0] E13 S19 W10 N3 W3 N16 \$ FOP=[YR=2002;ORIG=-28,37] S3 E9 N4 W2 N2 W5 S3 W2 \$.									