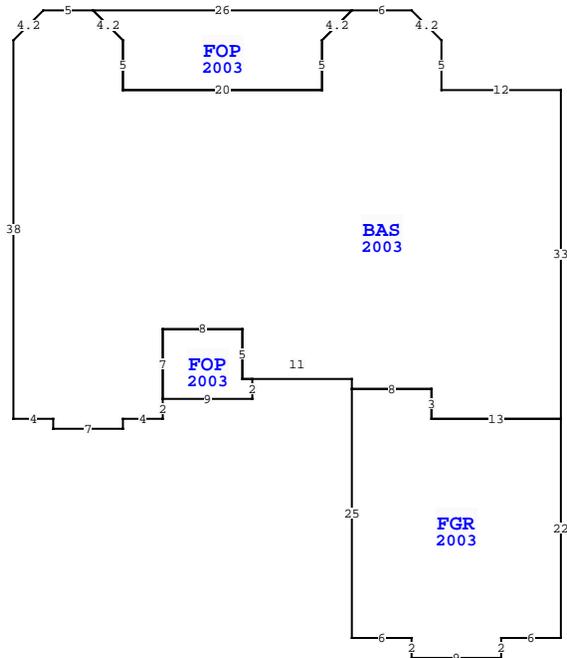


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	PCT OF BASE	YEAR
BAS	1,848	100	2003
FGR	504	55	2003
FOP	58	30	2003
FOP	169	30	2003
TOTALS	2,579		
			2,193
			310,858

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,193	119.9814	158.38	347,327	2003	2003	0	0	10.50	89.50
1 SNGL FAM - 0% - 2025 Heated Area: 1848 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		310,858	
TOTAL MARKET OB/XF VALUE		12,550	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		428,408	
SOH/AGL Deduction		0	
ASSESSED VALUE		428,408	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		428,408	
TOTAL JUST VALUE		428,408	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		413,759	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310854	NEW CONSTR	225,000	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2733/662	8/15/2024	WD	Q	I	01	505,000
GRANTOR: LARRISON WILLIAM D						
GRANTEE: SCOTT MARTIN A & DE						
2401/1269	10/19/2020	WD	Q	I	01	349,000
GRANTOR: LANGAN TERENCE J & PA						
GRANTEE: LARRISON WILLIAM 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	0	0	0	1,190.00	SF	5.20	5.20	100	2003	2003	3	82	5,074	
3	0910	SCRN RM L	0	0	0	0	390.00	SF	15.00	15.00	100	2004	2004	3	21	1,229	
4	0855	CONC PAVER	0	0	0	0	390.00	SF	10.00	10.00	100	2004	2004	3	83	3,237	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2003] W12 N5 U3 L3 W6 FOP=[YR=2003] W26 D3 R3 S5 E20 N5 U3 R3 \$ D3 L3 S5 W20 N5 U3 L3 W5 D3 L3 S38 E4 S1 E7 N1 E4 N2 FOP=[YR=2003] E9 N2 W1 N5 W8 S7 \$ N7 E8 S5 E11 S1 FGR=[YR=2003] S25 E6 S2 E9 N2 E6 N22 W13 N3 W8 \$ E8 S3 E13 N33 \$.	

LAND DESCRIPTION																	TOTAL OB/XF										12,550				
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	000140	C	RES GOLF	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000														