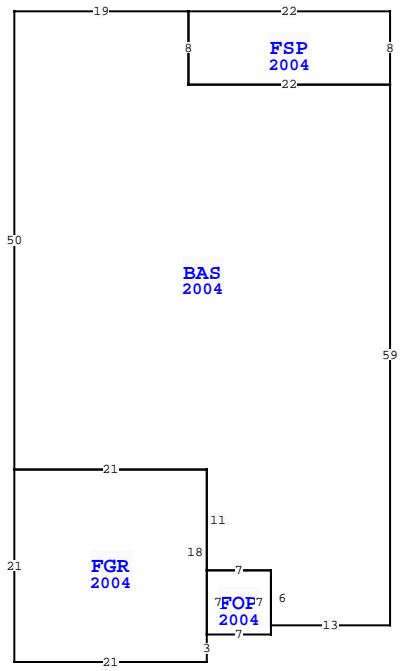


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	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	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,172	100	2004
FGR	441	55	2004
FOP	49	30	2004
FSP	176	40	2004
TOTALS	2,838		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,500	106.1568	140.13	350,325	2004	2009	0	0	7.50	92.50
1 SNGL FAM - 100% - 2023 Heated Area: 2172 HX Base Yr 2023											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			324,051
TOTAL MARKET OB/XF VALUE			6,045
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			415,096
SOH/AGL Deduction			6,105
ASSESSED VALUE			408,991
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			358,269
TOTAL JUST VALUE			415,096
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			399,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004506	REPAIR/RRF	0	06/12/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2566/0255	5/27/2022	WD	Q	I	01	387,000
GRANTOR: STREIT TYLER CHRISTIA						
GRANTEE: MUSTOE ELISHA Z & J						
2040/1620	4/15/2016	WD	U	I	37	169,900
GRANTOR: CAVEY DONALD						
GRANTEE: STREIT TYLER CHRIST						

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

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	2004	2004	3	87	3,045	
2	0810	CONCRETE A	0	100	0	556.00	SP	6.50	6.50	100	2004	2004	3	83	3,000	

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2004] W22 BAS=[YR=2004] W19 S50 FGR=[YR=2004] S21 E21 N3 FOP=[YR=2004] E7 N7 W7 S7\$ N18 W21\$ E21 S11 E7 S6 E13 N59 W22 N8\$ S8 E22 N8\$.	

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							