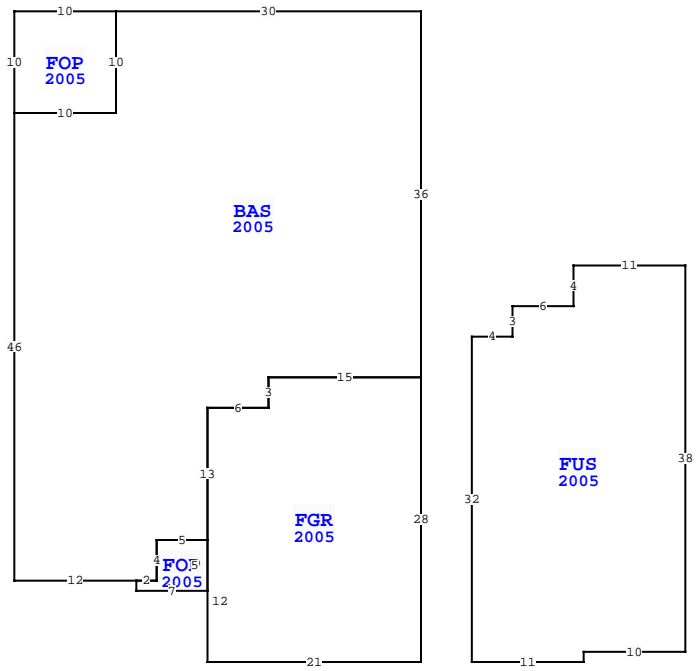


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		0	100
Bathrooms		0	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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	1,718	100	2005
FGR	570	55	2005
FOP	27	30	2005
FOP	100	30	2005
FUS	757	100	2005
TOTALS	3,172		
			2,827
			320,009

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,827	94.7568	125.08	353,601	2005	2005	0	0	9.50	90.50
1 SNGL FAM - 100% - 2022 Heated Area: 2475 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			320,009
TOTAL MARKET OB/XF VALUE			6,050
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			453,559
SOH/AGL Deduction			216,403
ASSESSED VALUE			237,156
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			186,434
TOTAL JUST VALUE			453,559
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			438,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005642	ROOF	4,800	07/17/2020
B13734	NEW CONSTR	0	12/01/2004
M0409068	H/AC	0	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2424/0238	1/08/2021	WD Q	Q	I	01	329,000
GRANTOR: KETELSEN ROGER S & TR						
GRANTEE: LEATHERBARROW GARY						
1349/0504	9/12/2005	WD Q	Q	I		332,500
GRANTOR: MORRISON HOMES INC						
GRANTEE: KETELSEN ROGER S &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2005
2	0810	CONCRETE A	0	100	0	544.00	SP	6.50	6.50	100	2005

TOTAL OB/XF												6,050			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	1.00				

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2005] W30 FOP=[YR=2005] W10 S10 E10 N10\$ S10 W10 S46 E12 FOP=[YR=2005] S1 E7 N5 W5 S4 W2\$ E2 N4 E5 FGR=[YR=2005] S12 E21 N28 W15 S3 W6 S13\$ N13 E6 N3 E15 N36\$ PTR=E5 S32 FUS=[YR=2005] S32 E11 N1 E10 N38 W11 S4 W6 S3 W4\$ N32 W5\$.											

LAND DESCRIPTION												TOTAL OB/XF				6,050			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T								
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	1.00								