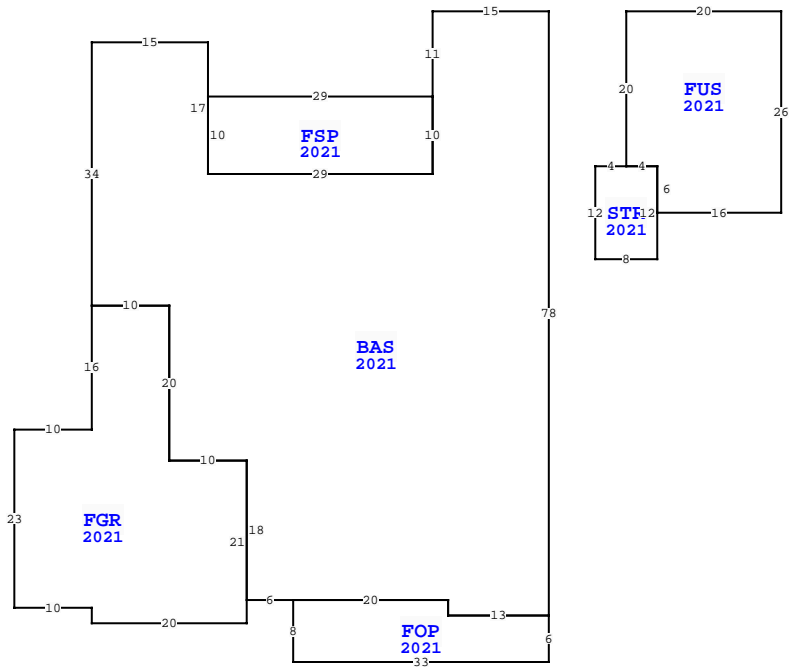


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	90
Interior Floo	14	CARPET	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,281	100	2021
FGR	850	55	2021
FOP	238	30	2021
FSP	290	40	2021
FUS	496	100	2021
STR	96	10	2021
TOTALS	5,251		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,442	106.2160	140.21	622,813	2021	2021	0	0	1.00	99.00
1 SNGL FAM - 100% - 2024 Heated Area: 3777 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			616,585
TOTAL MARKET OB/XF VALUE			74,025
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			765,610
SOH/AGL Deduction			10,225
ASSESSED VALUE			755,385
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			704,663
TOTAL JUST VALUE			765,610
NCON VALUE			61,888
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			673,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240008914	NEW INGROUN SWIM	89,234	07/31/2024
21008334	CO ISSUED	0	06/24/2021
20012366	NEW CONSTR	514,703	12/10/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2639/1046	5/11/2023	WD	Q	I	02	810,000
GRANTOR: TUCKER DEBORAH R						
GRANTEE: BRUSS ROBERT GEORGE						
2519/1908	11/24/2021	QC	U	V	11	100
GRANTOR: TUCKER ANDREW SCOTT						
GRANTEE: TUCKER DEBORAH RUTH						

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	0855	CONC PAVER	0	100	0	1,226.00	SF	10.00	10.00	100	2021	2021	3	99	12,137	
2	0462	ST/AL FNC	0	100	400	1,600.00	SF	10.00	10.00	100	2025	2022		95	15,200	
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2025	2022		98	588	
4	0861	POOL GUNIT	0	100	0	430.00	SF	85.00	85.00	100	2025	2024		100	36,550	
5	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
6	0855	CONC PAVER	0	100	0	755.00	SF	10.00	10.00	100	2025	2024		100	7,550	

BLD DATE				LGL DATE			
XF DATE	INC DATE	LAND DATE	AG DATE	06/13/2023	MLU		

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2021] W15 S11 FSP=[YR=2021] W29 S10 E29 N10\$ S10 W29 N17 W15 S34 FGR=[YR=2021] S16 W10 S23 E10 S2 E20 N21 W10 N20 W10\$ E10 S20 E10 S18 E6 FOP=[YR=2021] S8 E33 N6 W13 N2 W20\$ E20 S2 E13 N78\$ PTR=E10 FUS=[YR=2021] S20 STR=[YR=2021] W4 S12 E8 N12 W4\$ E4 S6 E16 N26 W20\$ W10\$.														

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							