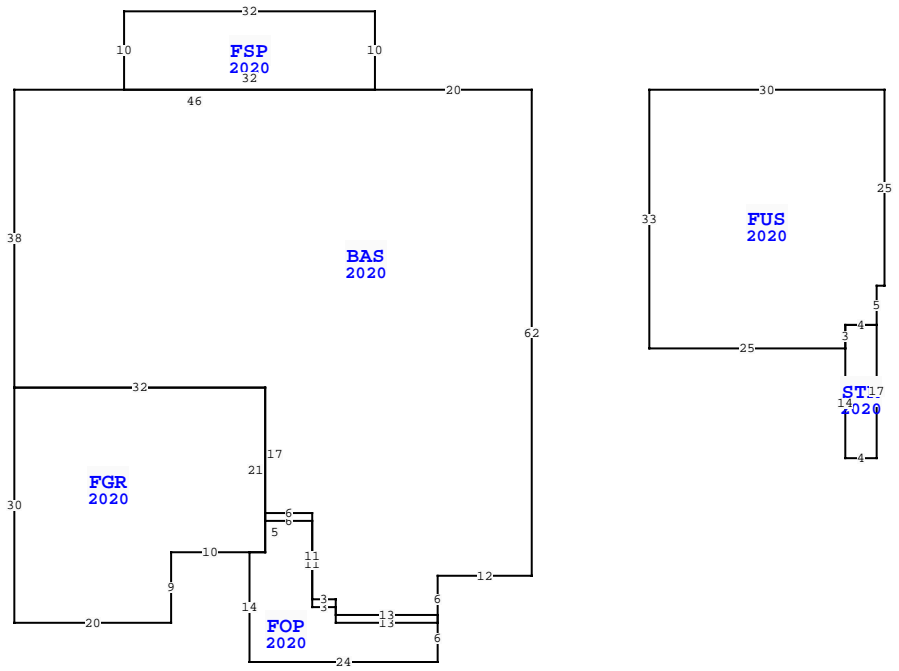


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		6	100
Bathrooms		4	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	3,372	100	2020
FGR	852	55	2020
FOP	244	30	2020
FSP	320	40	2020
FUS	970	100	2020
STR	68	10	2020
TOTALS	5,826		
			5,019
			679,704

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	5,019	104.6900	138.19	693,576	2020	2020	0	0	2.00	98.00
1 SNGL FAM - 100% - 2022 Heated Area: 4342 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			679,704
TOTAL MARKET OB/XF VALUE			6,346
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			761,050
SOH/AGL Deduction			146,585
ASSESSED VALUE			614,465
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			563,743
TOTAL JUST VALUE			761,050
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			728,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003096	CO ISSUED	0	04/09/2020
19008997	NEW CONSTR	581,920	08/21/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2795/343	6/18/2025	WD Q	Q	I	01	820,000
GRANTOR: CLARK SEAN X & BARBAR						
GRANTEE: HOULTON BRENDAN MIC						
2474/1991	6/29/2021	WD Q	Q	I	02	650,000
GRANTOR: KRAMMER SUSAN R 2008						
GRANTEE: CLARK SEAN X & BARB						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	1,619.00	SF	4.00	4.00	100	2020

TOTAL OB/XF												6,346												
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							

BUILDING NOTES											
BAS=[YR=2020] W20 FSP=[YR=2020] N10 W32 S10 E32\$ W46 S38											
FGR=[YR=2020] S30 E20 N9 E10 FOP=[YR=2020] S14 E24 N6 W13 N2											
W3 N11 W6 S5 W2\$ E2 N21 W32\$ E32 S17 E6 S11 E3 S2 E13 N6 E12											
N62\$ PTR=E15 FUS=[YR=2020] S33 E25 STR=[YR=2020] S14 E4 N17											
W4 S3\$ N3 E4 N5 E1 N25 W30\$ W15\$.											

LAND DESCRIPTION												TOTAL OB/XF												6,346			
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										