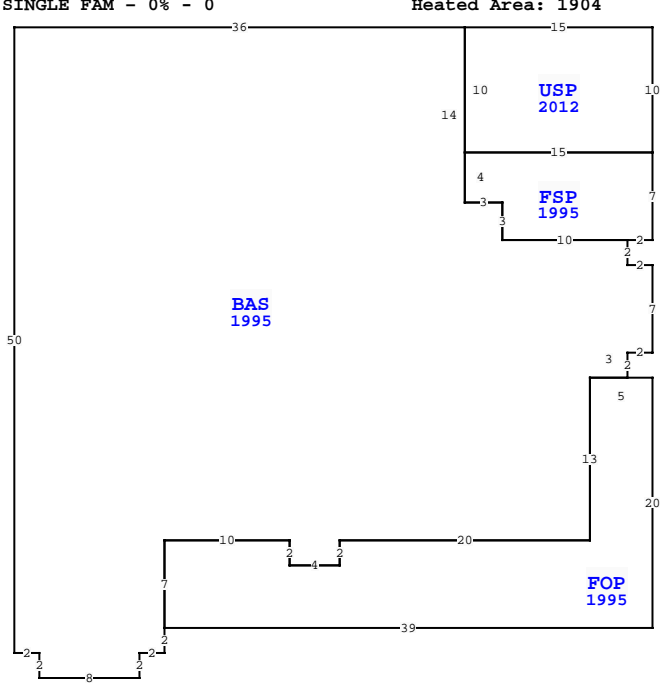


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	12	HARDWOOD	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,904	100	1995
FOP	330	30	1995
FSP	96	40	1995
USP	150	30	2012
TOTALS	2,480		
			2,086
			207,452

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,086	121.2750	121.28	252,990	1995	2000	0	0	18.00	82.00		
1 SINGLE FAM - 0% - 0 Heated Area: 1904 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			207,452
TOTAL MARKET OB/XF VALUE			6,719
TOTAL LAND VALUE - MARKET			97,500
TOTAL MARKET VALUE			311,671
SOH/AGL Deduction			40,371
ASSESSED VALUE			271,300
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			271,300
TOTAL JUST VALUE			311,671
NCON VALUE			2,387
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			283,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002796	6500 24*40 960 SQ	62,256	03/19/2025
19006803	REPAIR/RRF	7,200	07/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2762/1221	1/14/2025	SW Q	Q	I	01	419,900
GRANTOR: LSF9 MASTER PARTICIPA						
GRANTEE: BROWN DANIEL T & LA						
2251/1041	1/29/2019	CT U	I	18		100
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK TRUST NA AS						

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	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	0811	CONCRETE B	0	0	0	665.00	SF	5.20	5.20	100	1995	1995	3	68	2,351	
3	0350	CARPORT WD	0	0	18	324.00	SF	8.58	8.58	100	1992	1992	3	20	556	
4	0940	SHEDS/PORT	0	0	12	96.00	SF	30.00	30.00	100	2010	2010	3	40	1,152	

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	0	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1995;ORIG=-15,0] W36 S50 E2 S2 E8 N2 E2 N2 N7 E10 S2 E4 N2 E20 N13 E3 N2 E2 N7 W2 N2 W10 N3 W3 N14 \$													
FOP=[YR=1995;ORIG=-39,48] E39 N20 W5 S13 W20 S2 W4 N2 W10 S7 \$													
USP=[YR=2012;ORIG=0,0] W15 S10 E15 N10 \$													
FSP=[YR=1995;ORIG=-2,17] E2 N7 W15 S4 E3 S3 E10 \$													