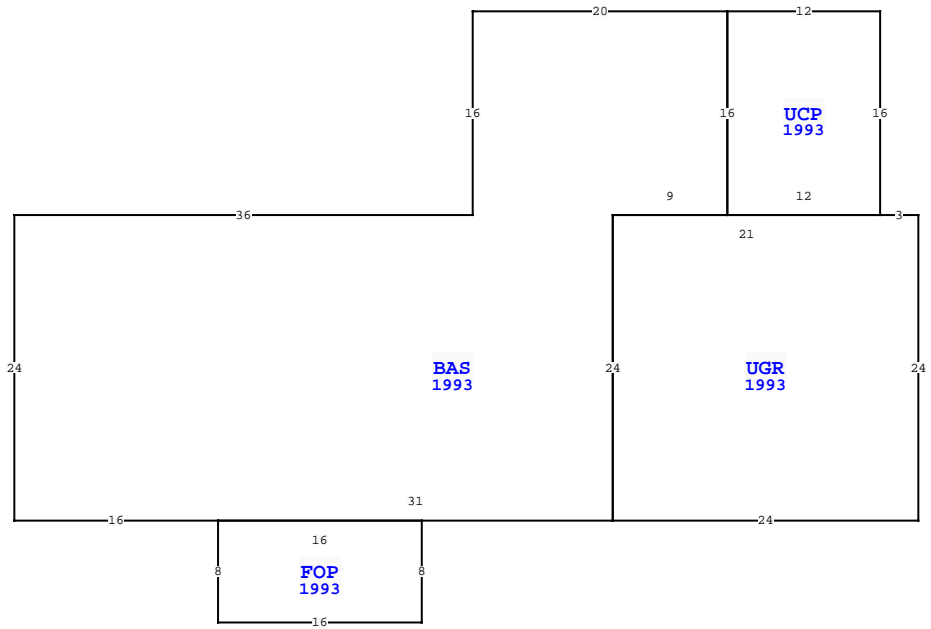




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	06	DIST 1D	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC		9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,448	100	1993
FOP	128	30	1993
UCP	192	20	1993
UGR	576	45	1993
TOTALS	2,344		
		1,783	215,868

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,783	103.9300	137.19	244,610	1977	2000	0	0	11.75	88.25
1 SNGL FAM - 100% - 2023 Heated Area: 1448 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	215,868		
TOTAL MARKET OB/XF VALUE	864		
TOTAL LAND VALUE - MARKET	81,000		
TOTAL MARKET VALUE	297,732		
SOH/AGL Deduction	31,423		
ASSESSED VALUE	266,309		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	215,587		
TOTAL JUST VALUE	297,732		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	260,436		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008258	REPAIR/RRF	11,800	09/08/2020
8638	ADDITION	12,434	01/25/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2610/1588	12/16/2022	WD	Q	I	01	289,000
GRANTOR: JFCB HOLDINGS LLC						
GRANTEE: PETERS BRIAN REYNOL						
2553/1601	4/07/2022	WD	Q	I	01	200,000
GRANTOR: FREEBURN CLAUD O JR						
GRANTEE: JFCB HOLDING LLC						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0	100	12	24		15.00	15.00	100	1993

TOTAL OB/XF											
864											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0004	OR	0.00	0.00	1.80	AC	1.00

BUILDING NOTES											
UGR=[YR=1993] W3 UCP=[YR=1993] N16 W12 BAS=[YR=1993] W20 S16 W36 S24 E16 FOP=[YR=1993] S8 E16 N8 W16\$ E31 N24 E9 N16\$ S16 E12\$ W21 S24 E24 N24\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0004	OR	0.00	0.00	1.80	AC	1.00