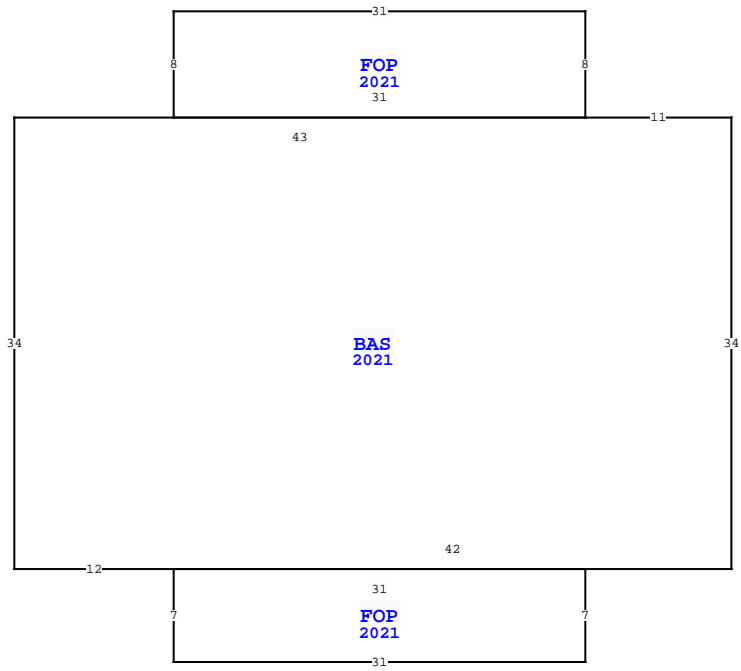




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units		0	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9003.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,836	100	2021
FOP	217	30	2021
FOP	248	30	2021
TOTALS	2,301		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	SFR	CUST	- 100%	- 2019								Heated Area: 1836	HX Base Yr 2019



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			302,458
TOTAL MARKET OB/XF VALUE			10,928
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			358,386
SOH/AGL Deduction			71,665
ASSESSED VALUE			286,721
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			235,999
TOTAL JUST VALUE			358,386
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			329,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012739	NEW CONSTR	238,641	12/18/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2244/1772	12/16/2018	QC	U	I	11	10,000
GRANTOR: KYLE CONNIE LOUISE HA						
GRANTEE: AURAND KAREN I & AR						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/21/2025	MLU

BUILDING NOTES	
BAS=[YR=2021] W11 FOP=[YR=2021] N8 W31 S8 E31\$ W43 S34 E12 FOP=[YR=2021] S7 E31 N7 W31\$E42 N34\$.	

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	1242	WD DECK A	0	100 16 8	128.00	SF	10.00	10.00	100	2000	2000	3	20	256	
2	0812	CONCRETE C	0	100 0 0	2,695.00	SF	4.00	4.00	100	2021	2021	3	99	10,672	

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	RES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							