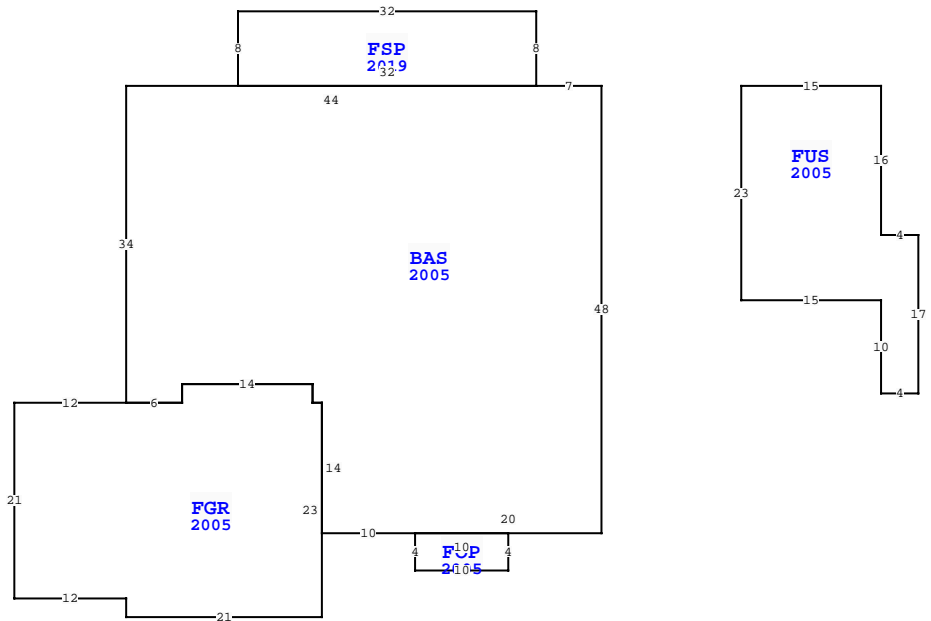


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	70		
Interior Floo	11	CLAY TILE	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		3	100		
Frame	02	WOOD FRAME	100		
Stories	1.5	1.5	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	4041.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,126	100	2005	2,126	263,804
FGR	763	55	2005	420	52,115
FOP	40	30	2005	12	1,489
FSP	256	40	2019	102	12,656
FUS	413	100	2005	413	51,247
TOTALS	3,598			3,073	381,312

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,073	103.8680	137.11	421,339	2005	2005	0	0	0	9.50	90.50
1 SNGL FAM - 100% - 2021 Heated Area: 2539 HX Base Yr 2021												



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		381,312	
TOTAL MARKET OB/XF VALUE		27,195	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		493,507	
SOH/AGL Deduction		158,866	
ASSESSED VALUE		334,641	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		283,919	
TOTAL JUST VALUE		493,507	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		467,219	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25819	REPAIR/RRF	4,454	03/01/2012
B22841	SWIM POOL	25,000	09/01/2009
E14812	ELEC OTHER	2,000	04/01/2005
R07429	REPAIR/RRF	2,800	04/01/2005
P09307	OTHER	0	04/01/2005
B14923	NEW CONSTR	189,526	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2373/1856	7/02/2020	WD	Q	I	01	385,000
GRANTOR: BERG JAMES EBERT						
GRANTEE: ROGERS XIMENA & DAR						
2055/1116	6/29/2016	WD	Q	I	01	349,000
GRANTOR: ABSHIER RICHARD G & P						
GRANTEE: BERG JAMES EBERT						

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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	1,760	
2	0811	CONCRETE B	0	100	0	777.00	SF	5.20	5.20	100	2005	2005	3	84	3,394	
3	0911	SCRN RM A	0	100	0	672.00	SF	17.50	17.50	100	2009	2009	3	35	4,116	
4	0861	POOL GUNIT	0	100	0	360.00	SF	85.00	85.00	100	2009	2009	3	52	15,912	
5	0845	KOOL DECK	0	100	0	312.00	SF	7.25	7.25	100	2009	2009	3	89	2,013	

BLD DATE		LGL DATE	
XF DATE	AG DATE	LAND DATE	AG DATE
			04/23/2025
			MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2005] W7 FSP=[YR=2019] N8 W32 S8 E32\$ W44 S34 FGR=[YR=2005] W12 S21 E12 S2 E21 N23 W1 N2 W14 S2 W6 \$ E6 N2 E14 S2 E1 S14 E10 FOP=[YR=2005] S4 E10 N4 W10\$ E20 N48 \$ PTR= E15 FUS=[YR=2005] E15 S16 E4 S17 W4 N10 W15 N23\$ W15\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 27,195																								
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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							