

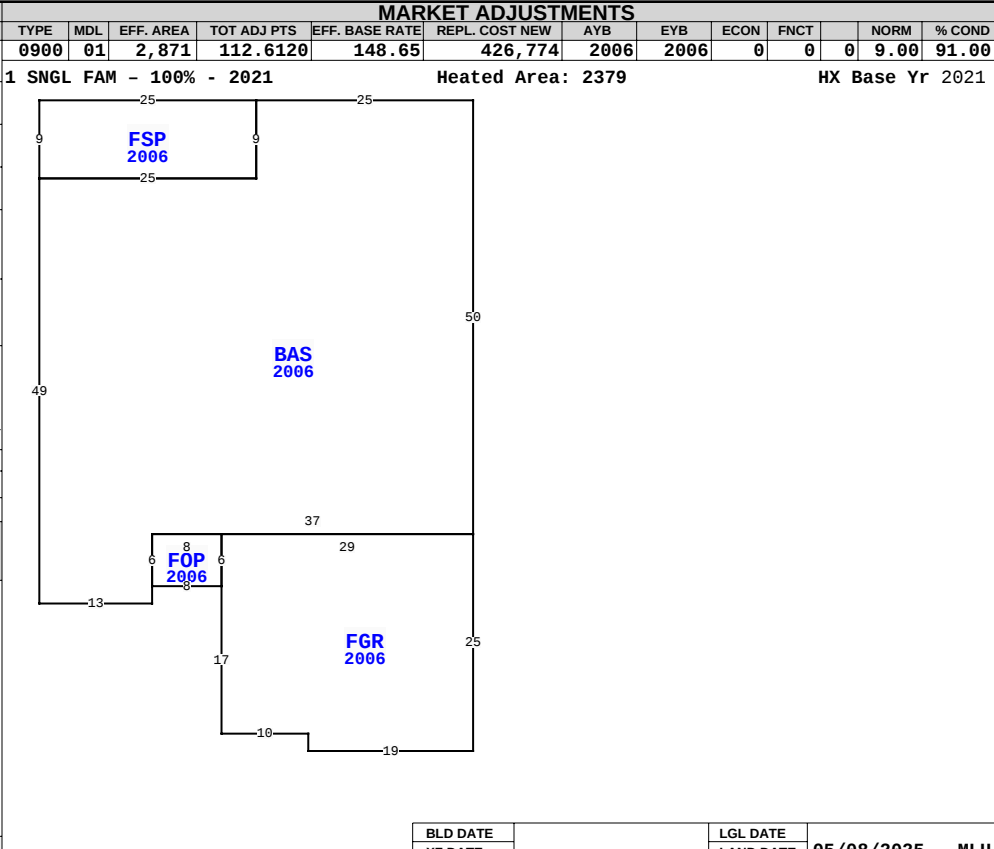


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,379	100	2006	2,379	321,811
FGR	705	55	2006	388	52,485
FOP	48	30	2006	14	1,894
FSP	225	40	2006	90	12,175
TOTALS	3,357			2,871	388,364

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	42	26	1,092.00	SF	6.50
3	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025
INC DATE		AG DATE	MLU

LAND DESCRIPTION										TOTAL OB/XF										9,621	
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	LA VAL				
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000.00				

NASSAU COUNTY PROPERTY										PAGE 1 of 1										4
VALUATION SUMMARY										STANDARD										
VALUATION BY										Tax Group: 4										
BUILDING MARKET VALUE										Tax Dist:										
TOTAL MARKET OB/XF VALUE										388,364										
TOTAL LAND VALUE - MARKET										135,000										
TOTAL MARKET VALUE										532,985										
SOH/AGL Deduction										230,166										
ASSESSED VALUE										302,819										
TOTAL EXEMPTION VALUE										50,722										
BASE TAXABLE VALUE										252,097										
TOTAL JUST VALUE										532,985										
NCON VALUE										0										
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE										544,504										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016684	ROOF	20,800	12/02/2021
E18097	NEW CONSTR	2,000	09/01/2006
M12071	H/AC	0	09/01/2006
P11432	NEW CONSTR	0	08/01/2006
C17129	CO ISSUED	230,000	02/01/2006
R08921	REPAIR/RRF	5,000	02/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2362/0057	5/15/2020	WD	Q	I	01	362,000			
GRANTOR: PLOURDE RICHARD R L/E									
GRANTEE: RUDDOCK LAWRENCE D									
1917/0429	4/14/2014	WD	U	I	11	100			
GRANTOR: PLOURDE RICHARD									
GRANTEE: PLOURDE RICHARD R E									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W25 FSP=[YR=2006] W25 S9E25 N9SS9W25S49E13N2FOP=[YR=2006] E8 FGR=[YR=2006] S17E10S2E19N25W29S6\$N6 W8 S6\$ N6E37 N50\$.									