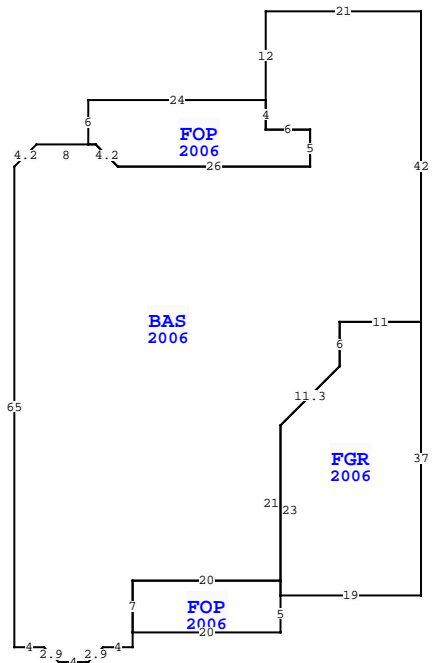


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	15	HARDTILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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
BAS	3,095	100	2006
FGR	623	55	2006
FOP	140	30	2006
FOP	239	30	2006
TOTALS	4,097		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,552	102.7800	135.67	481,900	2006	2006	0	0	0	9.00	91.00
1 SNGL FAM - 100% - 2025 Heated Area: 3095 HX Base Yr 2025												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			438,529
TOTAL MARKET OB/XF VALUE			4,584
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			563,113
SOH/AGL Deduction			0
ASSESSED VALUE			563,113
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			512,391
TOTAL JUST VALUE			563,113
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			521,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10579	H/AC	0	11/01/2005
P09794	NEW CONSTR	0	08/01/2005
E15375	NEW CONSTR	1,900	07/01/2005
C0515491	CO ISSUED	225,417	06/01/2005
R0507818	REPAIR/RRF	3,500	06/01/2005
B0515491	NEW CONSTR	225,417	06/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2742/37	10/07/2024	WD	Q	I	01	615,000
GRANTOR: JOHNS DAMIEN & DEIRDRE						
GRANTEE: PURDEE BRANNEN & HI						
2536/0872	2/04/2022	WD	Q	I	01	565,000
GRANTOR: RHODEN KAY HOPKINS						
GRANTEE: JOHNS DAMIEN & DEID						

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	0810	CONCRETE A	0	100	45	16	SF	6.50	6.50	100	2006	2006	3	86	4,025	
2	0810	CONCRETE A	0	100	25	4	SF	6.50	6.50	100	2006	2006	3	86	559	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2006] W21 S12 FOP=[YR=2006] W24 S6 E1 R3 D3 E26 N5 W6 N4 \$ S4 E6 S5 W26 U3 L3 W8 D3 L3 S65 E4 R2 D2 E4 U2 R2 E4 N2 FOP=[YR=2006] E20 N5 FGR=[YR=2006] E19 N37 W11 S6 D8 L8 S23 \$ N2 W20 S7 \$ N7 E20 N21 R8 U8 N6 E11 N42 \$.	

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	0.60	200,000.00	120,000.00	120,000								