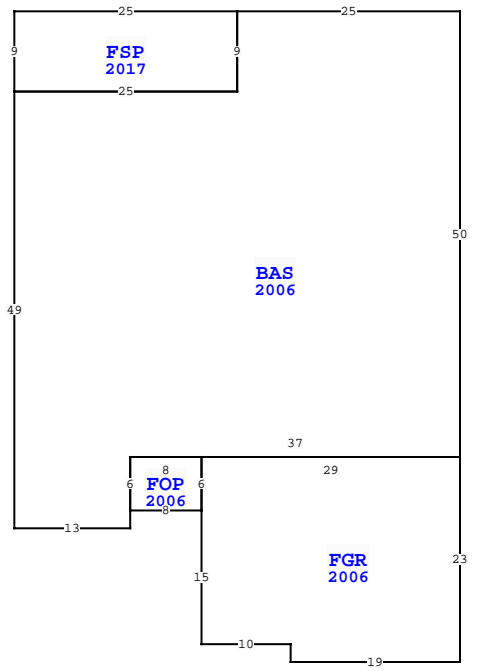


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	2,379	100	2006
FGR	647	55	2006
FOP	48	30	2006
FSP	225	40	2017
TOTALS	3,299		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,839	112.5120	148.52	421,648	2006	2006	0	0	0	9.00	91.00
1 SNGL FAM - 100% - 2021 Heated Area: 2379 HX Base Yr 2021												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			383,700
TOTAL MARKET OB/XF VALUE			10,547
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			514,247
SOH/AGL Deduction			177,717
ASSESSED VALUE			336,530
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			285,808
TOTAL JUST VALUE			514,247
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			475,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001056	REPAIR/RRF	4,380	02/13/2017
E16928	NEW CONSTR	2,000	03/01/2006
M11038	H/AC	0	02/01/2006
P10554	NEW CONSTR	0	01/01/2006
C16607	CO ISSUED	240,000	11/01/2005
R08582	REPAIR/RRF	5,000	11/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/0474	8/05/2020	WD	U	I	11	100
GRANTOR: LECONTE GABRIEL						
GRANTEE: LECONTE MICHAEL RE						
2143/1212	8/23/2017	SW	U	I	12	240,000
GRANTOR: SUTTON FUNDING LLC						
GRANTEE: LECONTE GABRIEL						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0810	CONCRETE A	0	100	38	26	SF	6.50	6.50	100	2006	2006	3	86	5,523	
3	0810	CONCRETE A	0	100	27	3	SF	6.50	6.50	100	2006	2006	3	86	453	
4	0462	ST/AL FNC	0	100	65	0	SF	10.00	10.00	100	2010	2010	3	56	1,456	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2006] W25 FSP=[YR=2017] W25 S9 E25 N9\$ S9 W25 S49 E13 N2 FOP=[YR=2006] E8 FGR=[YR=2006] S15 E10 S2 E19 N23 W29 S6\$ N6 W8 S6\$ N6 E37 N50\$.	

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								