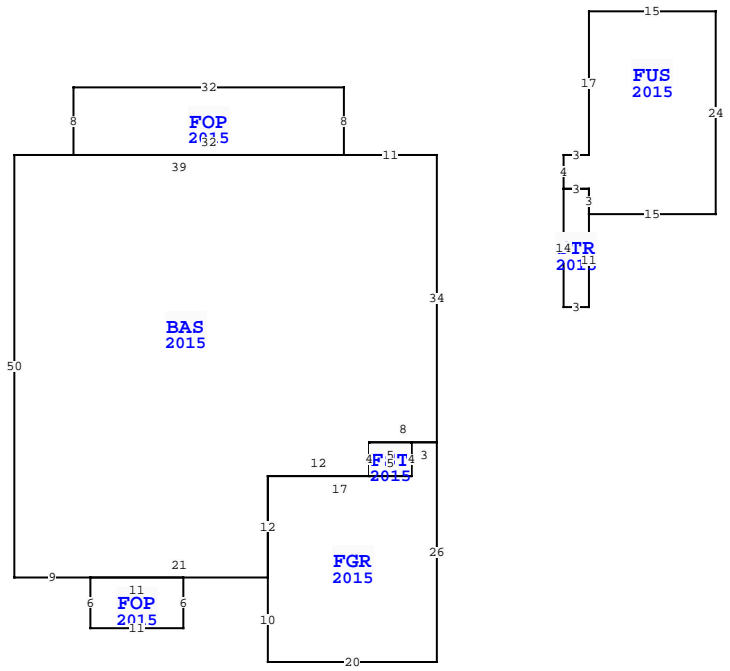


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	2,228	100	2015
FGR	452	55	2015
FOP	66	30	2015
FOP	256	30	2015
FST	20	55	2015
FUS	372	100	2015
STR	42	10	2015
TOTALS	3,436		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2022								
Heated Area: 2600						HX Base Yr 2022					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			396,140
TOTAL MARKET OB/XF VALUE			7,911
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			489,051
SOH/AGL Deduction			114,555
ASSESSED VALUE			374,496
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			323,774
TOTAL JUST VALUE			489,051
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			460,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530329	CO ISSUED	0	08/25/2015
B1530329	NEW CONSTR	318,915	04/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2591/1096	9/16/2022	QC	U	I	11	100

GRANTOR: IP BING FUN & PAULINE
GRANTEE: IP ANDREW
2453/1279 4/19/2021 WD Q I 02 388,000
GRANTOR: PETERS PAUL E & LEIGH
GRANTEE: IP BING FUN & PAULI

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

BUILDING NOTES	
<p>BUILDING DIMENSIONS</p> <p>BAS=[YR=2015] W11 FOP=[YR=2015] N8 W32 S8 E32\$ W39 S50 E9 FOP=[YR=2015] S6 E11 N6 W11\$ E21 FGR=[YR=2015] S10 E20 N26 W3 FST=[YR=2015] W5 S4 E5 N4\$ S4 W17 S12\$ N12 E12 N4 E8 N34\$ PTR=E15 FUS=[YR=2015] E3 N17 E15 S24 W15 STR=[YR=2015] S11 W3 N14 E3 S3\$ N3 W3 N4\$ W15\$.</p>	

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	0811	CONCRETE B	0	100	0	633.00	SF	5.20	5.20	100	2015	2015	3	95	3,127	
2	0810	CONCRETE A	0	100	24	72.00	SF	6.50	6.50	100	2015	2015	3	95	445	
3	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	96	3,360	
4	0476	VF 6 SBPL	0	100	0	25.00	LF	32.00	32.00	100	2016	2016	3	89	712	
5	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

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	DPTH FACT	% 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							