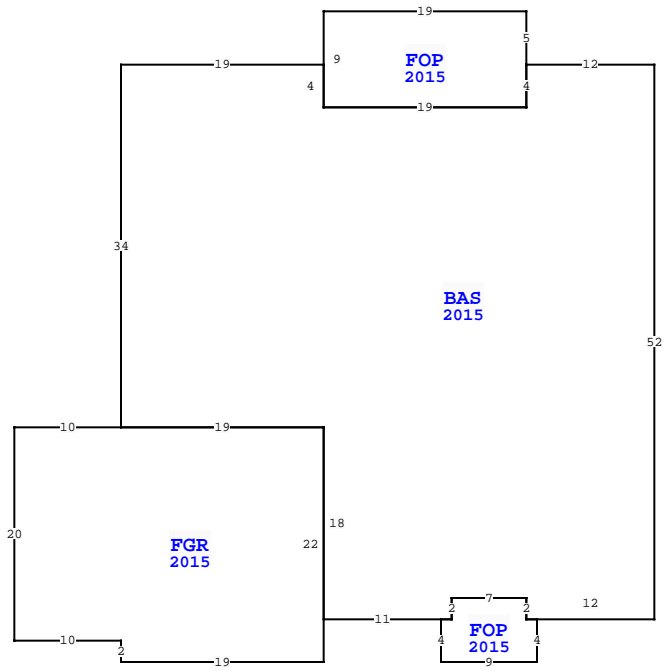


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame		N/A	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	4041.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,168	100	2015
FGR	618	55	2015
FOP	50	30	2015
FOP	171	30	2015
TOTALS	3,007		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,574	111.4560	147.12	378,687	2015	2015	0	0	4.50	95.50
1 SNGL FAM - 100% - 2024 Heated Area: 2168 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			361,646
TOTAL MARKET OB/XF VALUE			7,920
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			454,566
SOH/AGL Deduction			14,956
ASSESSED VALUE			439,610
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			383,888
TOTAL JUST VALUE			454,566
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			427,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429462	CO ISSUED	0	04/09/2015
B1429462	NEW CONSTR	270,921	10/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2659/3	8/04/2023	WD Q	Q	I	02	500,000
GRANTOR: KEEFER ELEANOR JEANET						
GRANTEE: HOSTETLER JOHN F						
1976/1849	3/17/2015	WD Q	Q	I	02	284,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: KEEFER DENNIS R & E						

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	2015	2015	3	96	3,360	
2	0811	CONCRETE B	0	100	0	923.00	SF	5.20	5.20	100	2015	2015	3	95	4,560	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2015] W12 FOP=[YR=2015] N5 W19 S9 E19 N4 \$ S4 W19 N4 W19 S34 FGR=[YR=2015] W10 S20 E10 S2 E19 N22 W19 \$ E19 S18 E11 FOP=[YR=2015] S4 E9 N4 W1 N2 W7 S2 W1 \$ E1 N2 E7 S2 E12 N52 \$.	

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									