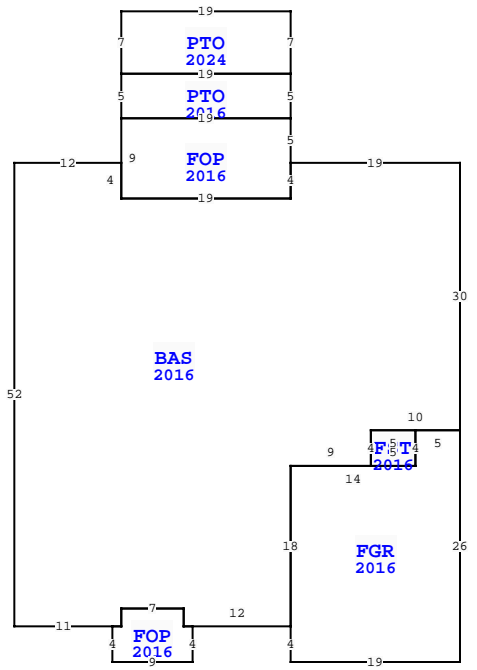


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
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	4041.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,128	100	2016	2,128	310,641
FGR	438	55	2016	241	35,180
FOP	50	30	2016	15	2,190
FOP	171	30	2016	51	7,445
FST	20	55	2016	11	1,606
PTO	95	5	2016	5	730
PTO	133	5	2024	7	1,021
TOTALS	3,035			2,458	358,812

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,458	115.2000	152.06	373,763	2016	2016	0	0	0	4.00	96.00
1 SNGL FAM - 0% - 2025 Heated Area: 2128 HX Base Yr												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		358,812	
TOTAL MARKET OB/XF VALUE		12,891	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		456,703	
SOH/AGL Deduction		0	
ASSESSED VALUE		456,703	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		456,703	
TOTAL JUST VALUE		456,703	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		429,810	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2300479	ADDITION	7,778	01/12/2023
AP162884	CO ISSUED	0	01/19/2017
B1633073	NEW CONSTR	266,033	09/19/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2797/1461	6/25/2025	WD	Q	I	01	480,000

GRANTOR: CAREY LAUREN M &
GRANTEE: EATON WILLIAM ROGER
2206/0886 6/26/2018 LE U I 11 100
GRANTOR: ANSTINE DAVID H
GRANTEE: CAREY LAUREN M & MA

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2016;ORIG=0,0] W19 S4 W19 N4 W12 S52 E11 E1 N2 E7 S2 E12 N18 E9 N4 E10 N30 \$	
FGR=[YR=2016;ORIG=-19,52] S4 E19 N26 W5 S4 W14 S18 \$	
POP=[YR=2016;ORIG=-19,0] N5 W19 S9 E19 N4 \$	
PTO=[YR=2016;ORIG=-19,-5] N5 W19 S5 E19 \$	
FOP=[YR=2016;ORIG=-39,52] S4 E9 N4 W1 N2 W7 S2 W1 \$	
FST=[YR=2016;ORIG=-5,30] W5 S4 E5 N4 \$	
PTO=[YR=2024;ORIG=-38,-17] E19 S7 W19 N7 \$	

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	0	0	0	563.00	SF	5.20	5.20	100	2016	2016	3	95	2,781	
2	0810	CONCRETE A	0	0	0	0	60.00	SF	6.50	6.50	100	2016	2016	3	95	371	
3	0462	ST/AL FNC	0	0	150	0	600.00	SF	10.00	10.00	100	2018	2018	3	84	5,040	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	
5	0912	SCRN RM G	0	0	19	12	228.00	SF	20.00	20.00	100	2024	2023		97	4,423	

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	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							