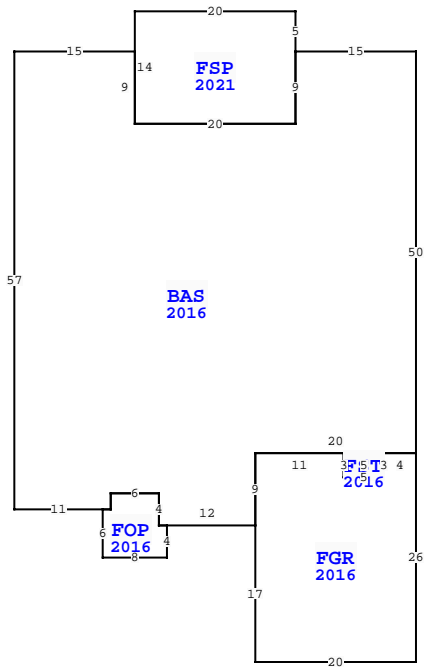


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	4041.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,542	100	2016
FGR	505	55	2016
FOP	58	30	2016
FSP	280	40	2021
FST	15	55	2016
TOTALS	3,400		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,957	109.2280	144.18	426,340		2016		2016	0	0	4.00	96.00
1 SNGL FAM - 100% - 2025 Heated Area: 2542 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			409,286
TOTAL MARKET OB/XF VALUE			9,805
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			504,091
SOH/AGL Deduction			0
ASSESSED VALUE			504,091
TOTAL EXEMPTION VALUE	VX HX HB		55,722
BASE TAXABLE VALUE			448,369
TOTAL JUST VALUE			504,091
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			474,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631967	CO ISSUED	0	07/25/2016
B1631967	NEW CONSTR	315,985	03/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/1040	5/22/2024	WD	Q	I	01	555,100
GRANTOR: WU EVELYNE						
GRANTEE: BARNES GERALD W & M						
2419/0682	12/21/2020	WD	Q	I	01	365,000
GRANTOR: WHITE DENNIS R & CHRI						
GRANTEE: WU EVELYNE						

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

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	0855	CONC PAVER	0	100	0	524.00	SF	10.00	10.00	100	2016	2016	3	95	4,978	
2	0855	CONC PAVER	0	100	0	90.00	SF	10.00	10.00	100	2016	2016	3	95	855	
3	0462	ST/AL FNC	0	100	110	440.00	SF	10.00	10.00	100	2018	2018	3	84	3,696	
4	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	
TOTAL OB/XF 9,805																

BUILDING NOTES	
BAS=[YR=2016] W15 FSP=[YR=2021] N5 W20 S14 E20 N9\$ S9 W20 N9 W15 S57 E11 FOP=[YR=2016] S6 E8 N4 W1 N4 W6 S2 W1\$ E1 N2 E6 S4 E12 FGR=[YR=2016] S17 E20 N26 W4 FST=[YR=2016] W5 S3 E5 N3\$ S3 W5 N3 W11 S9\$ N9 E20 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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							