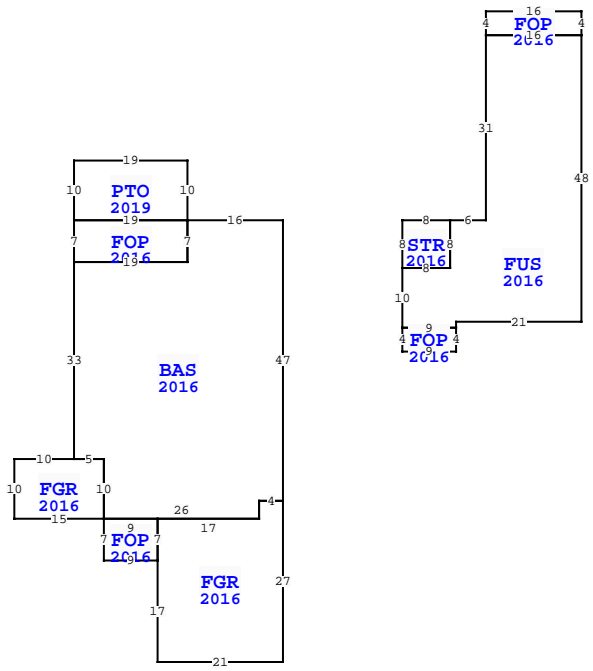




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,555	100	2016
FGR	150	55	2016
FGR	516	55	2016
FOP	36	30	2016
FOP	63	30	2016
FOP	64	30	2016
FOP	133	30	2016
FUS	951	100	2016
PTO	190	5	2019
STR	64	10	2016
TOTALS	3,722		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 100%	- 2022								
Heated Area: 2506						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			332,434
TOTAL MARKET OB/XF VALUE			7,320
TOTAL LAND VALUE - MARKET			120,000
TOTAL MARKET VALUE			459,754
SOH/AGL Deduction			49,792
ASSESSED VALUE			409,962
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			359,240
TOTAL JUST VALUE			459,754
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			439,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805685	SCRN ENCLSURE	4,684	06/05/2018
B1531294	CO ISSUED	0	12/14/2016
B1531294	NEW CONSTR	319,919	10/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2276/1325	5/14/2019	WD Q	Q	I	01	335,000
GRANTOR: MANNING STACEY A						
GRANTEE: VAN SLAMBROUCK FAMI						
2186/0623	3/20/2018	WD Q	Q	I	02	299,000
GRANTOR: ADVANTAGE HOME BUILDE						
GRANTEE: MANNING STACEY A						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2016] W16 PTO=[YR=2019] N10 W19 S10 E19\$	
FOP=[YR=2016] W19 S7 E19 N7\$ S7 W19 S33 FGR=[YR=2016] W10 S10 E15 N10 W5\$ E5 S10 FOP=[YR=2016] S7 E9 FGR=[YR=2016] S17 E21 N27 W4 S3 W17 S7\$ N7 W9\$ E26 N3 E4 N47\$ PTR= E20	
STR=[YR=2016] E8 FUS=[YR=2016] E6 N31 FOP=[YR=2016] N4 E16 S4 W16\$ E16 S48 W21 S1 FOP=[YR=2016] S4 W9 N4 E9\$ W9 N10 E8 N8\$ S8 W8 N8\$ W20\$.	

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	48	16	768.00	SF	5.20	5.20	100	2016	2016	3	95	3,794	
2	0810	CONCRETE A	0 100	27	3	81.00	SF	6.50	6.50	100	2016	2016	3	95	500	
3	0810	CONCRETE A	0 100	10	7	70.00	SF	6.50	6.50	100	2016	2016	3	95	432	
4	0911	SCRN RM A	0 100	19	10	190.00	SF	17.50	17.50	100	2018	2018	3	78	2,594	

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	000310	C	TOWNHOUSE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							