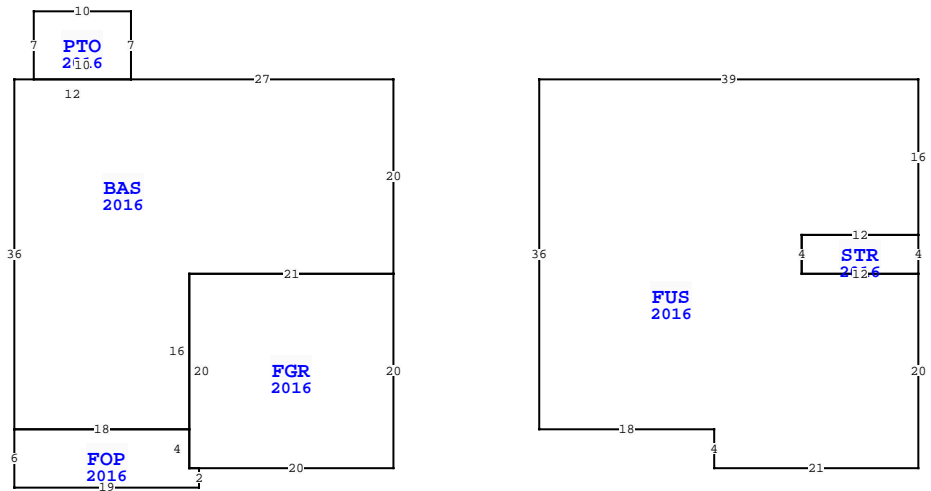


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	10	ABOVE AVG 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	13	LVT/LAMNT 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		5 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 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	4144.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,068	100	2016
FGR	420	55	2016
FOP	110	30	2016
FUS	1,440	100	2016
PTO	70	5	2016
STR	48	10	2016
TOTALS	3,156		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2021		287,528	2016	2016	0	0	0	3.50
				Heated Area: 2508			HX Base Yr 2021				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			277,465
TOTAL MARKET OB/XF VALUE			3,730
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			366,195
SOH/AGL Deduction			104,429
ASSESSED VALUE			261,766
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			211,044
TOTAL JUST VALUE			366,195
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			356,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632102	NEW CONSTR	306,474	04/18/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2393/1527	9/16/2020	WD Q	Q	I	01	275,000
GRANTOR: TRUST NO 95078 TIMBER						
GRANTEE: MARLOWE MITZI & JOS						
2304/1756	9/19/2019	WD U	I	11		100
GRANTOR: MUHAIMEEN ROKEYA						
GRANTEE: TRUST NO 95085 TIMB						

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	0810	CONCRETE A	0	100	0	580.00	SF	6.50	6.50	100	2016	2016	3	95	3,582	
2	0810	CONCRETE A	0	100	0	24.00	SF	6.50	6.50	100	2016	2016	3	95	148	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2016] W27 PTO=[YR=2016] N7 W10 S7 E10\$ W12 S36	
FOP=[YR=2016] S6 E19 N2 FGR=[YR=2016] E20 N20 W21 S20 E1\$ W1	
N4 W18\$ E18 N16 E21 N20\$ PTR= E15 FUS=[YR=2016] E39 S16	
STR=[YR=2016] S4 W12 N4 E12\$ W12 S4 E12 S20 W21 N4 W18 N36\$ W15\$.	

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	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							