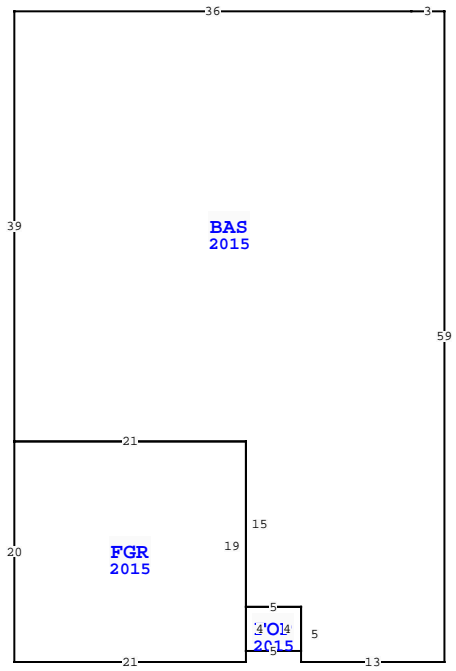


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	10	ABOVE AVG 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	08	SHT VINYL 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
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	4144.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,856	100	2015
FGR	420	55	2015
FOP	20	30	2015
TOTALS	2,296		

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% - 2017			Heated Area: 1856			HX Base Yr 2017					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	208,524		
TOTAL MARKET OB/XF VALUE	45,127		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	338,651		
SOH/AGL Deduction	125,190		
ASSESSED VALUE	213,461		
TOTAL EXEMPTION VALUE	55,722		
BASE TAXABLE VALUE	157,739		
TOTAL JUST VALUE	338,651		
NCON VALUE	40,430		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	291,591		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240010314	IN GROUND SWIMMIN	81,588	09/06/2024
B1530649	CO ISSUED	0	10/22/2015
B1530649	NEW CONSTR	228,170	06/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2609/0155	12/19/2022	PR U		I	11	100
GRANTOR: CAO MISTY PR OF JOHN						
GRANTEE: CAO MISTY L/E						
2535/1576	1/24/2022	FJ U		I	11	100
GRANTOR: CAO JOHN EST						
GRANTEE: CAO MISTY L/E ET AL						

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	0	552.00	SF	6.50	6.50	100	2015	2015	3	95	3,409	
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2015	2015	3	95	167	
3	0476	VF 6 SBPL	0	100	0	0	30.00	LF	32.00	32.00	100	2016	2016	3	89	854	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
5	0861	POOL GUNIT	0	100	0	0	388.00	SF	85.00	85.00	100	2025	2024		100	32,980	
6	0855	CONC PAVER	0	100	0	0	745.00	SF	10.00	10.00	100	2025	2024		100	7,450	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2015;ORIG=0,0] W3 W36 S39 E21 S15 E5 S5 E13 N59 \$	
FGR=[YR=2015;ORIG=-39,39] S20 E21 N1 N19 W21 \$	
FOP=[YR=2015;ORIG=-18,58] E5 N4 W5 S4 \$	

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							