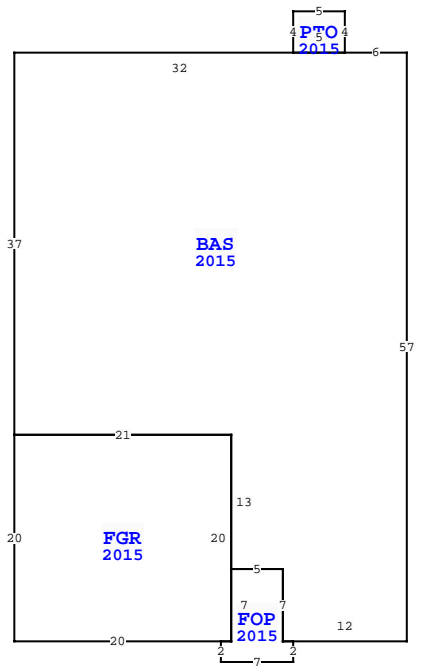




BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	10 ABOVE AVG 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 70				
Interior Floor	08 SHT VINYL 30				
Air Condition	03 CENTRAL 100				
Heating 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	2015	1,711	175,458
FGR	420	55	2015	231	23,688
FOP	49	30	2015	15	1,538
PTO	20	5	2015	1	103
TOTALS	2,200			1,958	200,788

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%	- 2025		Heated Area: 1711					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			200,788
TOTAL MARKET OB/XF VALUE			4,734
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			290,522
SOH/AGL Deduction			0
ASSESSED VALUE			290,522
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			239,800
TOTAL JUST VALUE			290,522
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			281,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529943	CO ISSUED	0	05/29/2015
B1529943	NEW CONSTR	207,790	02/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/92	5/13/2024	WD Q	Q	I	01	330,000
GRANTOR: HUMPHREY VICTORIA & C						
GRANTEE: LAUER SEAN						
2005/1173	9/25/2015	SW Q	Q	I	01	170,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HUMPHREY VICTORIA &						

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	0	616.00	SF	5.20	5.20	100	2015	2015	3	95	3,043	
2	0476	VF 6 SBPL	0	100	0	50.00	LF	32.00	32.00	100	2016	2016	3	89	1,424	
3	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2015] W6 PTO=[YR=2015] N4 W5 S4 E5 \$ W32 S37	
FGR=[YR=2015] S20 E20 FOP=[YR=2015] S2 E7 N2 W1 N7 W5 S7 W1 \$ E1 N20 W21 \$ E21 S13 E5 S7 E12 N57 \$.	

LAND DESCRIPTION																								
TOTAL OB/XF 4,734																								
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							