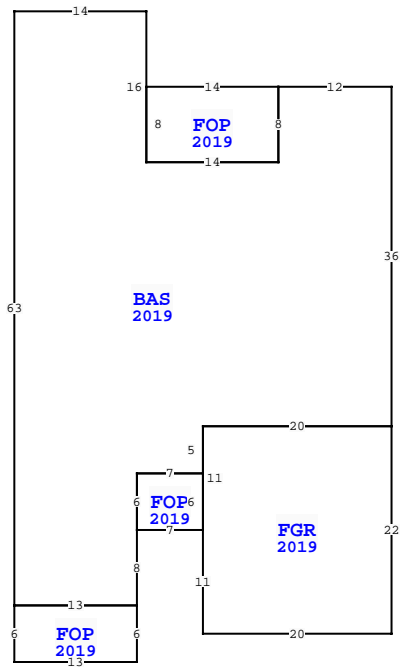


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,722	100	2019
FGR	440	55	2019
FOP	42	30	2019
FOP	78	30	2019
FOP	112	30	2019
TOTALS	2,394		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1		2,034	118.8495	118.85	241,741	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2022 Heated Area: 1722 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			236,906
TOTAL MARKET OB/XF VALUE			6,666
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			328,572
SOH/AGL Deduction			103,740
ASSESSED VALUE			224,832
TOTAL EXEMPTION VALUE	HX HB DD		60,722
BASE TAXABLE VALUE			164,110
TOTAL JUST VALUE			328,572
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			307,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1902894	CO ISSUED	0	09/16/2019
B1902894	NEW CONSTR	237,650	03/25/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2497/0077	8/27/2021	WD Q	Q	I	01	325,000
GRANTOR: BECKMAN STEPHEN J & A						
GRANTEE: LUSTER ROY B & GLOR						
2318/0073	10/29/2019	WD Q	Q	I	01	250,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BECKMAN STEPHEN J &						

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	18	3		6.50	6.50	100	2019	2019	3	97	340	
2	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2019	2019	3	97	3,001	
3	0476	VF 6 SBPL	0	100	100	0		32.00	32.00	100	2020	2020	3	95	3,040	
4	0470	VNYL GATE	0	100	0	0		300.00	300.00	100	2020	2020	3	95	285	

BLD DATE		03/30/2023	NW	LGL DATE	04/23/2025	MLU
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BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2019] W12 FOP=[YR=2019] W14 S8 E14 N8\$ S8 W14 N16 W14 S63 FOP=[YR=2019] S6 E13 N6 W13\$ E13 N8 FOP=[YR=2019] E7 FGR=[YR=2019] S11 E20 N22 W20 S11\$ N6 W7 S6\$ N6 E7 N5 E20 N36\$.	

LAND DESCRIPTION																								
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							