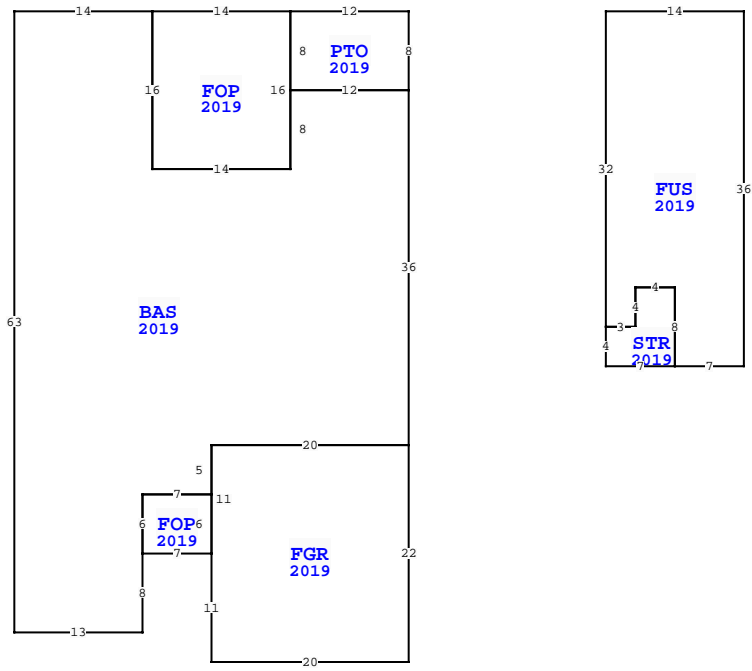


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	100	
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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	224	30	2019
FUS	460	100	2019
PTO	96	5	2019
STR	44	10	2019
TOTALS	3,028		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,513	117.5328	117.53	295,353	2019	2019	0	0	0	2.50	97.50
1 SINGLE FAM - 0% - 2025 Heated Area: 2182 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			287,969
TOTAL MARKET OB/XF VALUE			67,554
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			440,523
SOH/AGL Deduction			0
ASSESSED VALUE			440,523
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			440,523
TOTAL JUST VALUE			440,523
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			419,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008026	ADDITION	10,000	05/24/2022
22006268	SWIM POOL	32,600	04/21/2022
C1806830	CO ISSUED	0	01/24/2019
B1806830	NEW CONSTR	292,284	09/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2772/244	3/05/2025	WD	Q	I	01	575,000
GRANTOR: CLARK TRUST						
GRANTEE: RAMSEY MICHAEL AARO						
2705/1879	4/15/2024	WD	Q	I	02	550,000
GRANTOR: DRAKE TRINETTE & RONA						
GRANTEE: CLARK TRUST						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	2019
2	0811	CONCRETE B	0	0	45	16	720.00	SF	5.20	5.20	100	2019
3	0861	POOL GUNIT	0	0	0	0	312.00	SF	85.00	85.00	100	2022
4	0911	SCRN RM A	0	0	0	0	1,280.00	SF	17.50	17.50	100	2022
5	0855	CONC PAVER	0	0	0	0	872.00	SF	10.00	10.00	100	2022
6	0855	CONC PAVER	0	0	0	0	400.00	SF	10.00	10.00	100	2022
7	0476	VF 6 SBPL	0	0	0	0	28.00	LF	32.00	32.00	100	2022
8	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2022
9	0475	VF 4 SBPL	0	0	0	0	138.00	LF	14.00	14.00	100	2022
10	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
03/30/2023				04/23/2025			
NW				MLU			

BUILDING NOTES												
BUILDING DIMENSIONS												
PTO=[YR=2019] W12 FOP=[YR=2019] W14 BAS=[YR=2019] W14 S63 E13 N8 FOP=[YR=2019] E7 FGR=[YR=2019] S11 E20 N22 W20 S11\$ N6 W7 S6\$ N6 E7 N5 E20 N36 W12 S8 W14 N16\$ S16 E14 N16\$ S8 E12 N8\$ PTR= E20 FUS=[YR=2019] E14 S36 W7 STR=[YR=2019] W7 N4 E3 N4 E4 S8\$ N8 W4 S4 W3 N32\$ W20\$.												

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	DPTH 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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000								