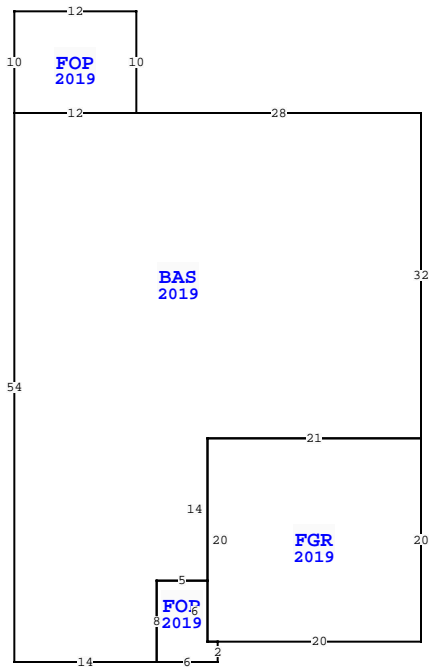


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	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	1,658	100	2019
FGR	420	55	2019
FOP	42	30	2019
FOP	120	30	2019
TOTALS	2,240		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,938	122.2452	122.25	236,920	2019	2019	0	0	2.00	98.00		
1 SINGLE FAM - 100% - 2024 Heated Area: 1658 HX Base Yr 2024													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			232,182
TOTAL MARKET OB/XF VALUE			6,591
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			323,773
SOH/AGL Deduction			11,631
ASSESSED VALUE			312,142
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			261,420
TOTAL JUST VALUE			323,773
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			303,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1902897	CO ISSUED	0	08/14/2019
B1902897	NEW CONSTR	227,134	03/25/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/1199	1/23/2023	WD Q	Q	I	01	385,000
GRANTOR: MCCLAY SAMUEL J & TAY						
GRANTEE: BROUGHTON CATHY M						
2390/0526	9/04/2020	WD Q	Q	I	02	285,000
GRANTOR: HAMMOND ADAM JACOB &						
GRANTEE: MCCLAY SAMUEL J & T						

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	6	3			18.00	SF	2019	2019	3	97	113	
2	0810	CONCRETE A	0	100	0	0			476.00	SF	2019	2019	3	97	3,001	
3	0476	VF 6 SBPL	0	100	105	0			105.00	LF	2020	2020	3	95	3,192	
4	0470	VNYL GATE	0	100	0	0			1.00	UT	2020	2020	3	95	285	

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

BUILDING DIMENSIONS													
BAS=[YR=2019] W28 FOP=[YR=2019] N10 W12 S10 E12\$ W12 S54 E14 FOP=[YR=2019] E6 N2 FGR=[YR=2019] E20 N20 W21 S20 E1\$ W1 N6 W5 S8\$ N8 E5 N14 E21 N32\$.													

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							