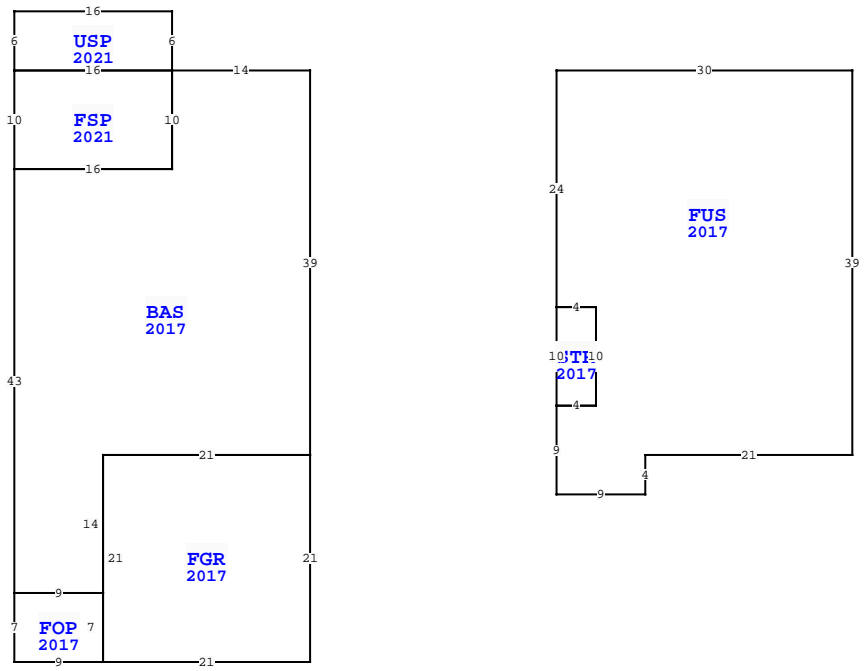


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	50		
Interior Floor	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	100		
Frame	02	WOOD FRAME	100		
Stories	2.	2	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,136	100	2017	1,136	127,183
FGR	441	55	2017	243	27,206
FOP	63	30	2017	19	2,127
FSP	160	40	2021	64	7,165
FUS	1,166	100	2017	1,166	130,543
STR	40	10	2017	4	448
USP	96	30	2021	29	3,247
TOTALS	3,102			2,661	297,919

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,661	115.4160	115.42	307,133	2017	2017	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2023										Heated Area: 2302	HX Base Yr 2023



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			297,919
TOTAL MARKET OB/XF VALUE			7,442
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			390,361
SOH/AGL Deduction			14,886
ASSESSED VALUE			375,475
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			324,753
TOTAL JUST VALUE			390,361
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			367,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B170563	CO ISSUED	0	07/07/2017
1700563	NEW CONSTR	284,441	01/26/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/1093	6/28/2023	WD	U	I	11	100
GRANTOR: HOLTHAUS RONALD W & J						
GRANTEE: HOLTHAUS RONALD WIL						
2603/1039	11/04/2022	WD	Q	I	02	440,000
GRANTOR: AVILES ANTHONY M & HE						
GRANTEE: HOLTHAUS RONALD W &						

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	368.00	SF	5.20	5.20	100	2017	2017	3	96	1,837	
2	0476	VF 6 SBPL	0	100	0	175.00	LF	32.00	32.00	100	2020	2020	3	95	5,320	
3	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	
TOTAL OB/XF															7,442	

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

BUILDING NOTES	
BAS=[YR=2017] W14 USP=[YR=2021] N6 W16 S6 FSP=[YR=2021] S10 E16 N10 W16\$ E16\$ S10 W16 S43 FOP=[YR=2017] S7 E9 FGR=[YR=2017] E21 N21 W21 S21\$ N7 W9\$ E9 N14 E21 N39\$ PTR= E25 FUS=[YR=2017] E30 S39 W21 S4 W9 N9 STR=[YR=2017] N10 E4 S10 W4\$ E4 N10 W4 N24\$ W25\$.	

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							