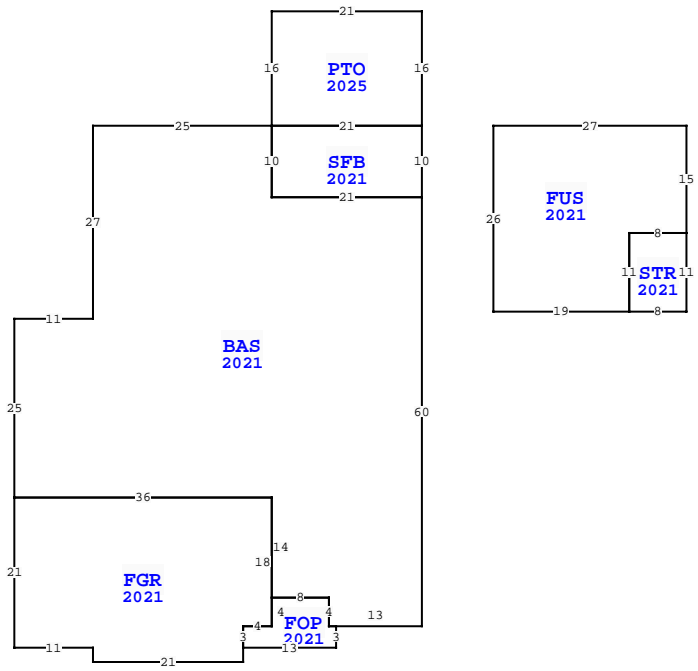


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories		2.	100
Units		0	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4087.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,803	100	2021
FGR	786	55	2021
FOP	71	30	2021
FUS	614	100	2021
PTO	336	5	2025
SFB	210	80	2021
STR	88	10	2021
TOTALS	4,908		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,064	91.2912	120.50	489,712	2021	2021	0	0	1.00	99.00
1 SNGL FAM - 100% - 2024 Heated Area: 3585 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			484,815
TOTAL MARKET OB/XF VALUE			16,182
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			625,997
SOH/AGL Deduction			327,166
ASSESSED VALUE			298,831
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			248,109
TOTAL JUST VALUE			625,997
NCON VALUE			6,910
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			545,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007377	CONVERT FOP TO FE	29,768	06/21/2024
C2108479	CO ISSUED	0	01/28/2022
B2108479	NEW CONSTR	496,271	06/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2623/1675	3/06/2023	WD Q	Q	I	02	739,000
GRANTOR: JACKSON MICHAEL F & R						
GRANTEE: GORNICK LINDA L TRU						
2604/1485	9/16/2022	QC U	I	I	11	100
GRANTOR: JACKSON MICHAEL F						
GRANTEE: JACKSON MICHAEL F &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVR	0	100	0	879.00	SF	10.00	10.00	100	2021
2	0462	ST/AL FNC	0	100	172	688.00	SF	10.00	10.00	100	2025
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2025

TOTAL OB/XF											
16,182											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT	1.00

BUILDING NOTES											
BAS=[YR=2021;ORIG=-21,0] W25 S27 W11 S25 E36 S14 E8 S4 E13 N60 W21 N10 \$											
FGR=[YR=2021;ORIG=-57,52] S21 E11 S2 E21 N2 N3 E4 N18 W36 \$											
FUS=[YR=2021;ORIG=10,0] E27 S15 W8 S11 W19 N26 \$											
PTO=[YR=2025;ORIG=-21,0] E21 N16 W21 S16 \$											
SFB=[YR=2021;ORIG=0,0] W21 S10 E21 N10 \$											
STR=[YR=2021;ORIG=37,15] S11 W8 N11 E8 \$											
FOP=[YR=2021;ORIG=-25,73] E13 N3 W1 N4 W8 S4 W4 S3 \$											
PTR=[ORIG=0,0] E10 W10 \$											

BUILDING DIMENSIONS											
BAS=[YR=2021;ORIG=-21,0] W25 S27 W11 S25 E36 S14 E8 S4 E13 N60 W21 N10 \$											
FGR=[YR=2021;ORIG=-57,52] S21 E11 S2 E21 N2 N3 E4 N18 W36 \$											
FUS=[YR=2021;ORIG=10,0] E27 S15 W8 S11 W19 N26 \$											
PTO=[YR=2025;ORIG=-21,0] E21 N16 W21 S16 \$											
SFB=[YR=2021;ORIG=0,0] W21 S10 E21 N10 \$											
STR=[YR=2021;ORIG=37,15] S11 W8 N11 E8 \$											
FOP=[YR=2021;ORIG=-25,73] E13 N3 W1 N4 W8 S4 W4 S3 \$											
PTR=[ORIG=0,0] E10 W10 \$											

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	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	100		RSF-2	0.00	0.00	1.00	LT	1.00	1.00	1.00	125,000.00	125,000.00	125,000							