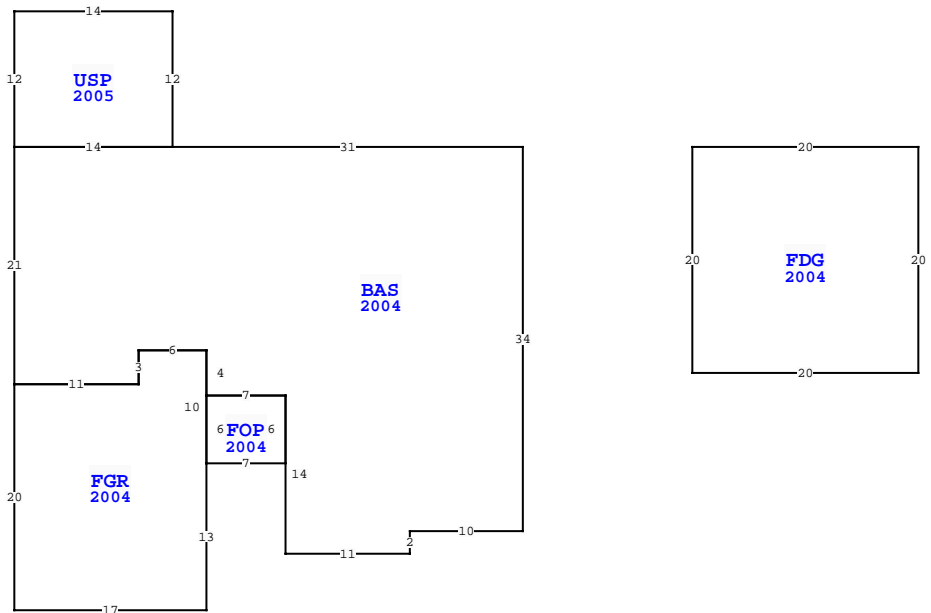




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	13	LVT/LAMNT	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,229	100	2004
FDG	400	60	2004
FGR	358	55	2004
FOP	42	30	2004
USP	168	30	2005
TOTALS	2,197		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,729	112.4000	148.37	256,532	2004	2004	0	0	10.00	90.00
1 SNGL FAM - 100% - 2023										Heated Area: 1229	HX Base Yr



NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			230,879
TOTAL MARKET OB/XF VALUE			7,198
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			258,077
SOH/AGL Deduction			3,852
ASSESSED VALUE			254,225
TOTAL EXEMPTION VALUE	13		254,225
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			258,077
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			247,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2655	NEW CONSTR	81,000	01/20/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2548/0440	3/14/2022	WD U	I	I	11	100
GRANTOR: WARDS WALTER THOMAS &						
GRANTEE: WARDS WALTER THOMAS						
2277/1775	5/24/2019	WD Q	I	I	01	189,900
GRANTOR: BEAUMONT KAREN L						
GRANTEE: WARDS WALTER THOMAS						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0812	CONCRETE C	0	100	0	1,251.00	SF	4.00	4.00	100	2004	2004	3	83	4,153	

TOTAL OB/XF										7,198						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2004;ORIG=0,0] W31 W14 S21 E11 N3 E6 S4 E7 S14 E11 N2 E10 N34 \$									
FDG=[YR=2004;ORIG=15,0] E20 S20 W20 N20 \$									
FGR=[YR=2004;ORIG=-45,21] S20 E17 N13 N10 W6 S3 W11 \$									
USP=[YR=2005;ORIG=-31,0] N12 W14 S12 E14 \$									
FOP=[YR=2004;ORIG=-28,28] E7 N6 W7 S6 \$									
PTR=[ORIG=0,0] E15 W15 \$									

LAND DESCRIPTION										TOTAL OB/XF										7,198						
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	0006	RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000									