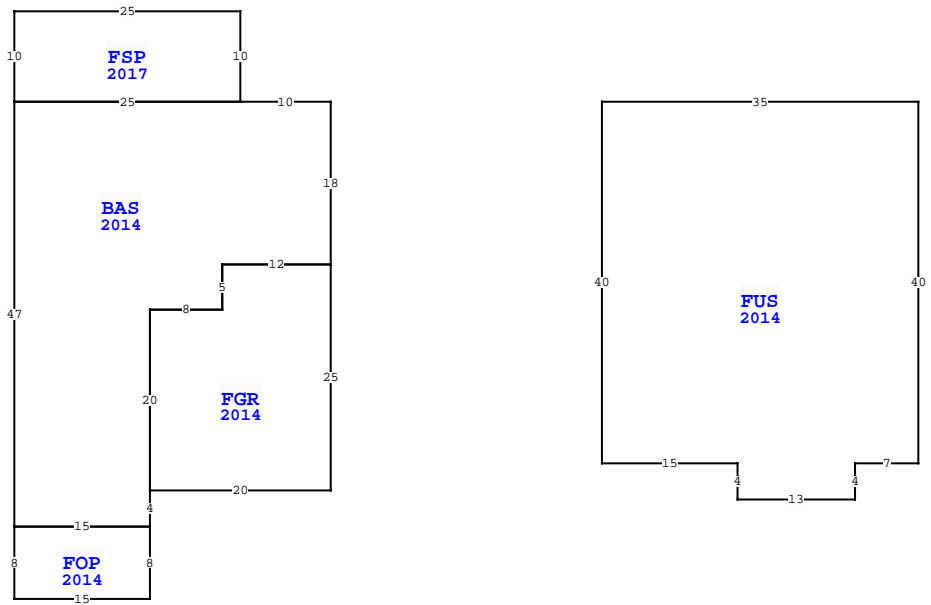




ELEMENT		CD	BUILDING CHARACTERISTICS CONSTRUCTION		
Exterior Wall	05		AVERAGE	70	
Exterior Wall	16		WD FR STUC	30	
Roof Structure	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	50	
Interior Floor	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			4	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	4067.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,105	100	2014	1,105	115,845
FGR	460	55	2014	253	26,524
FOP	120	30	2014	36	3,774
FSP	250	40	2017	100	10,484
FUS	1,452	100	2014	1,452	152,223
TOTALS	3,387			2,946	308,851

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,946	109.9518	109.95	323,913	2014	2014	0	0	4.65	95.35
1 SINGLE FAM - 100% - 2025			Heated Area: 2557			HX Base Yr 2025					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			308,851
TOTAL MARKET OB/XF VALUE			5,084
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			398,935
SOH/AGL Deduction			0
ASSESSED VALUE			398,935
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			348,213
TOTAL JUST VALUE			398,935
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			375,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428241	CO ISSUED	0	05/23/2014
B1428241	NEW CONSTR	299,276	01/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2739/27	9/17/2024	WD	Q	I	01	409,000
GRANTOR: ALLIET DAVID FREDERIC						
GRANTEE: GILB BRADLEY & EMMA						
1938/1613	9/19/2014	SW	Q	I	02	248,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ALLIET DAVID FREDER						

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	0	832.00	SF	6.50	6.50	100	2014	2014	3	94	5,084	

BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/23/2025
INC DATE			AG DATE	

BUILDING NOTES									
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**BUILDING DIMENSIONS**  
 BAS=[YR=2014] W10 FSP=[YR=2017] N10 W25 S10 E25 \$ W25 S47  
 FOP=[YR=2014] S8 E15 N8 W15 \$ E15 N4 FGR=[YR=2014] E20 N25  
 W12 S5 W8 S20 \$ N20 E8 N5 E12 N18 \$ PTR= E30 FUS=[YR=2014]  
 E35 S40 W7 S4 W13 N4 W15 N40 \$ W30 \$.

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							