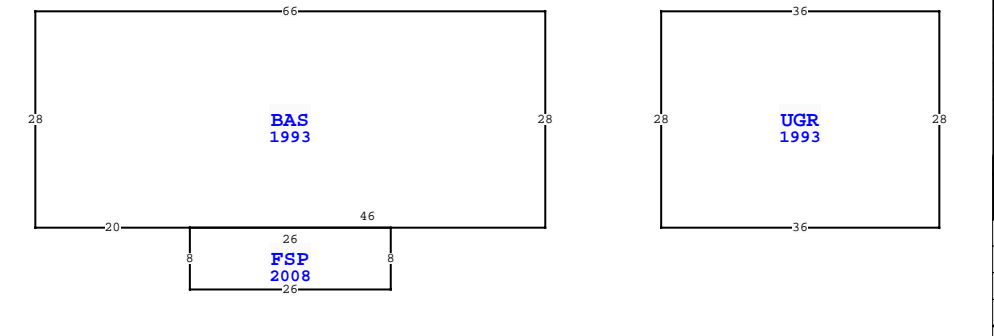


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,385	120.3440	120.34	287,011	1974	1986	0	0	29.00	71.00	



Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,848	100
FSP	208	40
UGR	1,008	45
TOTALS	3,064	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1993	1,848	157,895
FSP	208	40	2008	83	7,091
UGR	1,008	45	1993	454	38,790

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 4
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		229,662
TOTAL MARKET OB/XF VALUE		10,309
TOTAL LAND VALUE - MARKET		679,200
TOTAL MARKET VALUE		919,171
SOH/AGL Deduction		679,002
ASSESSED VALUE		240,169
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		184,447
TOTAL JUST VALUE		919,171
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		738,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250003928	DEMO MOBILE HOME	1,000	04/15/2025
C105304	CO ISSUED	0	09/07/2011
B24973	ADDITION	2,344	07/01/2011
E22922	NEW CONSTR	0	09/01/2010
P14441	NEW CONSTR	0	09/01/2010
7066	REPAIR/RRF	2,760	03/11/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0237/0479	4/01/1977	WD	U	V		3,000
GRANTOR:						
GRANTEE:						
0139/0125	1/01/1973	AA	Q	V		6,525
GRANTOR:						
GRANTEE:						

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	1980	1980	3	44	1,540	
2	0810	CONCRETE A	0	100	8	192.00	SF	6.50	6.50	100	1998	1998	3	73	911	
3	1243	WD DECK F	0	0	4	16.00	SF	8.00	8.00	100	1990	1990	3	20	26	
4	0510	GARAGE WD-	0	100	27	351.00	SF	29.75	29.75	100	2015	2015	3	75	7,832	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/09/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W66 S28 E20 FSP=[YR=2008] S8 E26 N8W26\$ E46 N28\$ PTR= E15 UGR=[YR=1993] E36 S28 W36 N28\$ W15\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 10,309																								
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		OR	0.00	0.00	8.49	AC		1.00	1.00	0.80	100,000.00	80,000.00	679,200							





