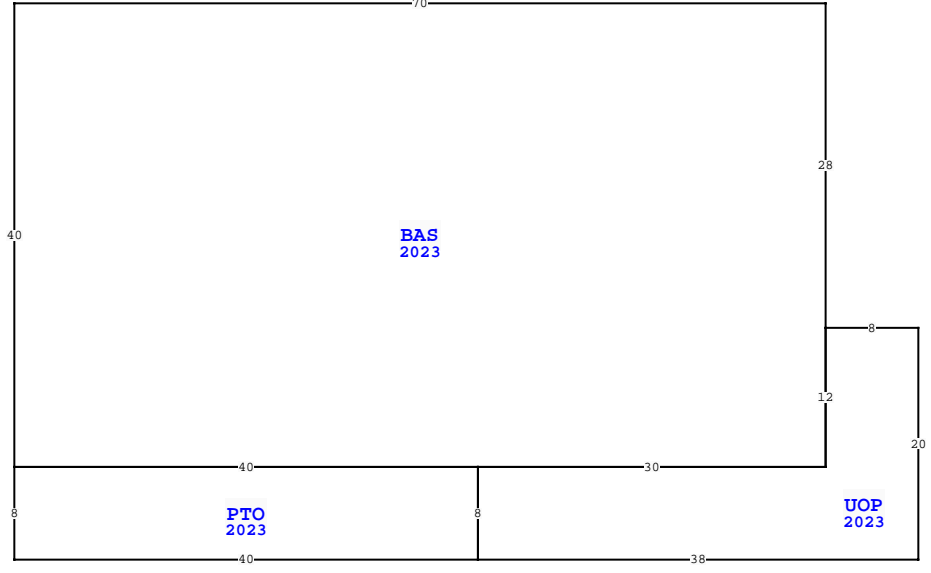




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floor	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	02	WOOD FRAME 100	
Quality	06	Quality Level 06	
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,800	100	2023
PTO	320	5	2023
UOP	400	20	2023
TOTALS	3,520		
		2,896	52,753

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1												
1 GARAGE RES - 0% - 2024 Heated Area: 2800 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			52,753
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			118,950
TOTAL MARKET VALUE			171,703
SOH/AGL Deduction			0
ASSESSED VALUE			171,703
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			171,703
TOTAL JUST VALUE			171,703
NCON VALUE			52,753
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			150,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009945	POLE SHED	0	08/02/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2584/1820	8/16/2022	WD Q	Q	V	01	160,000
GRANTOR: WHITAKER ANDREW J & S						
GRANTEE: COWARD SCOTT M & EM						
1453/1257	10/19/2006	WD Q	Q	V		126,000
GRANTOR: BUCCELLA ROBERT P & M						
GRANTEE: WHITAKER ANDREW J &						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=0,10] E70 S28 S12 W30 W40 N40 \$	
UOP=[YR=2023;ORIG=70,38] E8 S20 W38 N8 E30 N12 \$	
PTO=[YR=2023;ORIG=0,50] E40 S8 W40 N8 \$	

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	0	0005	OR	0.00	0.00	6.10	AC		1.00	1.00	1.00	19,500.00	19,500.00	118,950								