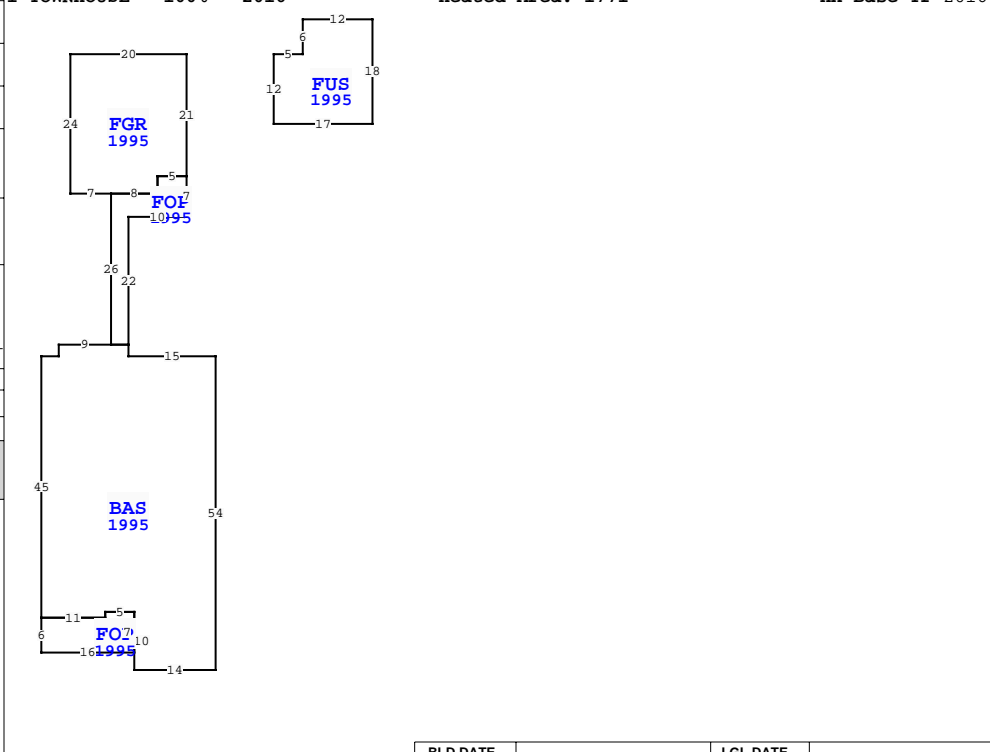


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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
0320	01	2,097	125.9496	125.95	264,117	1995	1995	0	0	14.25	85.75

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	226,480
TOTAL MARKET OB/XF VALUE	5,821
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	382,301
SOH/AGL Deduction	224,304
ASSESSED VALUE	157,997
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	107,275
TOTAL JUST VALUE	382,301
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	322,355



Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4015.0100	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,495	100
FGR	465	55
FOP	101	30
FOP	133	30
FUS	276	100
TOTALS	2,470	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2762/454	1/17/2025	LE U	I	11		100
GRANTOR: MCGRATH EILEEN						
GRANTEE: HEAD IAN PATRICK						
2006/1665	9/30/2015	WD Q	I	02		200,000
GRANTOR: WILDES GWEN A						
GRANTEE: MCGRATH EILEEN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1995
2	0811	CONCRETE B	0	100	0	894.00	SF	5.20	5.20	100	1995

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/16/2025	MLU	

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1995] W20 S24 E7 FOP=[YR=1995] S26 BAS=[YR=1995] W9 S2 W3 S45 FOP=[YR=1995] S6 E16 N7 W5 S1 W11 \$ E11 N1 E5 S10 E14 N54 W15 N2 W3 \$ E3 N22 E10 N7 W5 S3 W8 \$ E8 N3 E5 N21 \$ PTR= E15 FUS=[YR=1995] E5 N6 E12 S18 W17 N12 \$ W15 \$.											

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							