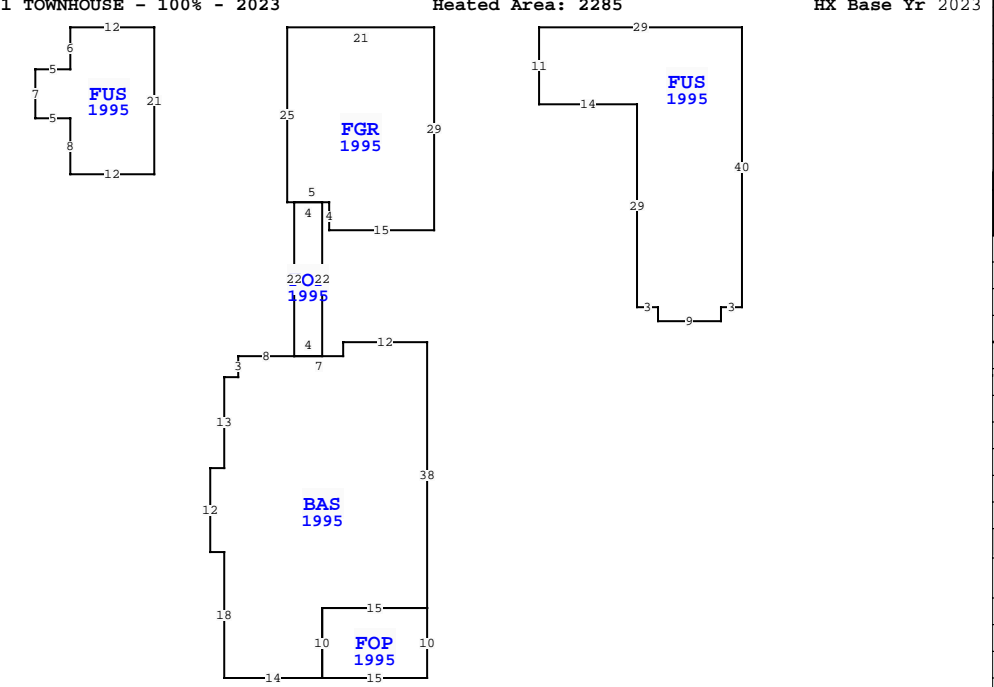




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3.5	100	
Frame	02	WOOD FRAME	100
Stories	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	4015.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,226	100	1995
FGR	585	55	1995
FOP	88	30	1995
FOP	150	30	1995
FUS	287	100	1995
FUS	772	100	1995
TOTALS	3,108		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	- 100%	- 2023		Heated Area: 2285					HX Base Yr 2023	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE			261,558
TOTAL MARKET OB/XF VALUE			5,573
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			467,131
SOH/AGL Deduction			243,846
ASSESSED VALUE			223,285
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			172,563
TOTAL JUST VALUE			467,131
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			470,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 1300	NEW CONSTR	6,369	10/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2590/1481	9/15/2022	WD	Q	I	01	535,000
GRANTOR: SPERRY CAROLYN						
GRANTEE: JAMES PAMELA L & HE						
0724/1233	2/28/1995	WD	Q	I		143,900
GRANTOR: TREVETT HOMES INC						
GRANTEE: SPERRY ROBERT V & C						

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	663.00	SF	5.20	5.20	100	1995
3	0855	CONC PAVER	0	100	39	78.00	SF	10.00	10.00	100	1998

TOTAL OB/XF											
5,573											

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1995] W21 S25 E1 FOP=[YR=1995] S22 BAS=[YR=1995] W8 S3 W2 S13 W2 S12 E2 S18 E14 FOP=[YR=1995] E15 N10 W15 S10 \$ N10 E15 N38 W12 S2 W7 \$ E4 N22 W4 \$ E5 S4 E15 N29 \$ PTR= E15 FUS=[YR=1995] E29 S40 W3 S2 W9 N2 W3 N29 W14 N11 \$ W15 \$ PTR= W40 FUS=[YR=1995] W12 S6 W5 S7 E5 S8 E12 N21 \$ E40 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	