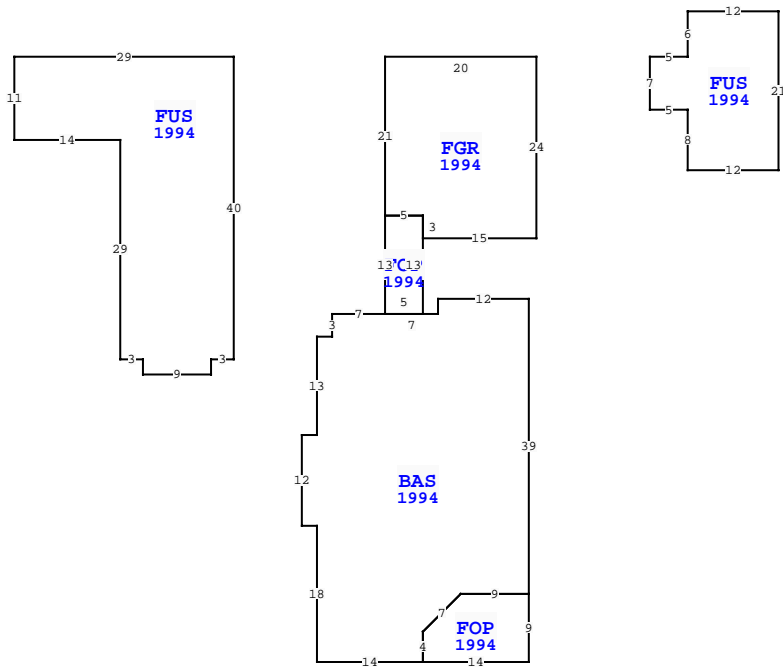


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	13	LVT/LAMNT	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.100	
Units		0	100
Occupancy	00	NONE	100
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	1,217	100	1994
FGR	465	55	1994
FOP	65	30	1994
FOP	114	30	1994
FUS	287	100	1994
FUS	772	100	1994
TOTALS	2,920		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	-	100%	-	2017						
Heated Area: 2276						HX Base Yr 2017					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			246,228
TOTAL MARKET OB/XF VALUE			8,378
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			404,606
SOH/AGL Deduction			234,033
ASSESSED VALUE			170,573
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			119,851
TOTAL JUST VALUE			404,606
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			343,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V00067	REMODEL	8,000	01/01/2000
94-00770	NEW CONSTR	82,308	02/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2017/1165	12/08/2015	WD	Q	I	01	182,000
GRANTOR: MACPHERSON JAMES W &						
GRANTEE: LEE RICHARD D & SHE						
1330/0768	7/01/2005	WD	Q	I		254,000
GRANTOR: CERTAIN KRISTIN K & E						
GRANTEE: MACPHERSON JAMES W						

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	1994	1994	3	74	2,590	
2	0810	CONCRETE A	0	100	32	96.00	SF	6.50	6.50	100	1994	1994	3	66	412	
3	0855	CONC PAVER	0	100	0	543.00	SF	10.00	10.00	100	2024	2022		99	5,376	

BUILDING NOTES			
BLD DATE			
LGL DATE			
LAND DATE 04/16/2025 MLU			
INC DATE			
AG DATE			

BUILDING DIMENSIONS														
FGR=[YR=1994] W20 S21 FOP=[YR=1994] S13 BAS=[YR=1994] W7 S3														
W2 S13 W2 S12 E2 S18 E14 FOP=[YR=1994] E14 N9 W9 D5 L5 S4\$														
N4 R5 U5 E9 N39 W12 S2 W7 \$ E5 N13 W5 \$ E5 S3 E15 N24 \$														
PTR= E15 FUS=[YR=1994] E5 N6 E12 S21 W12 N8 W5 N7 \$ W15 \$														
PTR= W40 FUS=[YR=1994] W29 S11 E14 S29 E3 S2 E9 N2 E3 N40 \$														
E40 \$.														

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							