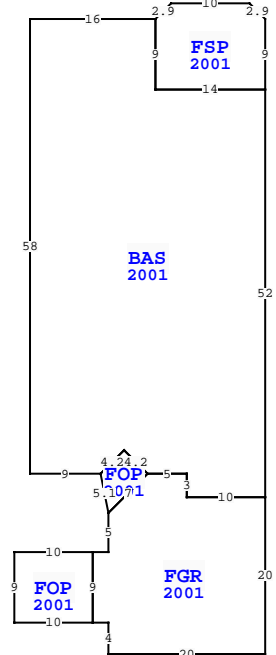


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	16 WD FR STUC 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	08 SHT VINYL 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	2 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 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	4015.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,635	100	2001	1,635	214,225
FGR	436	55	2001	240	31,446
FOP	24	30	2001	7	917
FOP	90	30	2001	27	3,537
FSP	150	40	2001	60	7,861
TOTALS	2,335			1,969	257,986

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,969	112.1610	148.05	291,510	2001	2001	0	0	11.50	88.50
1 SNGL FAM - 100% - 2015										Heated Area: 1635	HX Base Yr 2015



NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			257,986
TOTAL MARKET OB/XF VALUE			2,592
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			360,578
SOH/AGL Deduction			192,542
ASSESSED VALUE			168,036
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			117,314
TOTAL JUST VALUE			360,578
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			348,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
007352	NEW CONSTR	81,000	07/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2799/1215	7/09/2025	LE U	I	I	11	100
GRANTOR: GRAHAM F GLEN JR & KA						
GRANTEE: GRAHAM FAMILY TRUST						
1889/0277	10/25/2013	WD Q	I	I	02	212,400
GRANTOR: POE TIMOTHY E & ALYSS						
GRANTEE: GRAHAM F GLEN JR &						

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	0811	CONCRETE B	0	100	0	0			631.00	SF	5.20				2,592	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/19/2024	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
FSP=[YR=2001] L2 U2 W10 D2 L2 BAS=[YR=2001] W16 S58 E9														
FOP=[YR=2001] D5 R1 FGR=[YR=2001] S5 W2 FOP=[YR=2001]														
W10 S9 E10 N9\$ S9 E2 S4 E20 N20 W10 N3 W5 D5 L5 \$ U5 R5														
U3 L3 D3 L3 \$ U3 R3 D3 R3 E5 S3 E10 N52 W14 N9 \$ S9														
E14 N9 \$.														

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	100,000.00	100,000.00	100,000							