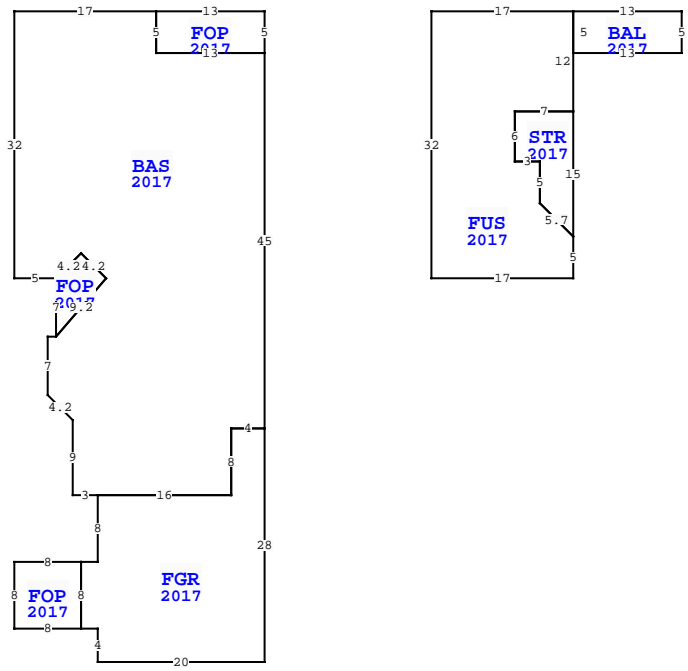


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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
BAL	65	15	2017
BAS	1,471	100	2017
FGR	448	55	2017
FOP	30	30	2017
FOP	64	30	2017
FOP	65	30	2017
FUS	474	100	2017
STR	70	10	2017
TOTALS	2,687		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,256	116.4828	153.76	346,883	2017	2017	0	0	0	3.50
1 SNGL FAM - 100% - 2018 Heated Area: 1945 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		334,742	
TOTAL MARKET OB/XF VALUE		4,936	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		589,678	
SOH/AGL Deduction		343,788	
ASSESSED VALUE		245,890	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		195,168	
TOTAL JUST VALUE		589,678	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		573,607	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1701036	CO ISSUED	0	10/30/2017
B1706388	SCRN ENCLSURE	1,951	10/01/2017
B1701036	NEW CONSTR	247,649	02/10/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2013/0319	11/09/2015	WD	Q	V	02	32,000
GRANTOR: WATSON JOHN P						
GRANTEE: LEONARD DAVID E & C						
1924/1760	6/26/2014	WD	U	V	38	20,000
GRANTOR: NASSAU LAND COMPANY L						
GRANTEE: WATSON JOHN P						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	56	4		6.50	6.50	100	2017
2	0810	CONCRETE A	0	100	0	0		6.50	6.50	100	2017

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2017] W13 BAS=[YR=2017] W17 S32 E5 FOP=[YR=2017] S7 R6 U7 U3 L3 L3 D3 \$ U3 R3 R3 D3 D7 L6 W1 S7 R3 D3 S9 E3 FGR=[YR=2017] S8 W2 FOP=[YR=2017] W8 S8 E8 N8\$ S8 E2 S4 E20 N28 W4 S8 W16\$ E16 N8 E4 N45 W13 N5\$ S5 E13 N5\$ PTR= E20 FUS=[YR=2017] E17 BAL=[YR=2017] E13 S5 W13 N5\$ S12 STR=[YR=2017] S15 L4 U4 N5 W3 N6 E7\$ W7 S6 E3 S5 D4 R4 S5 W17 N32\$ W20\$.	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							