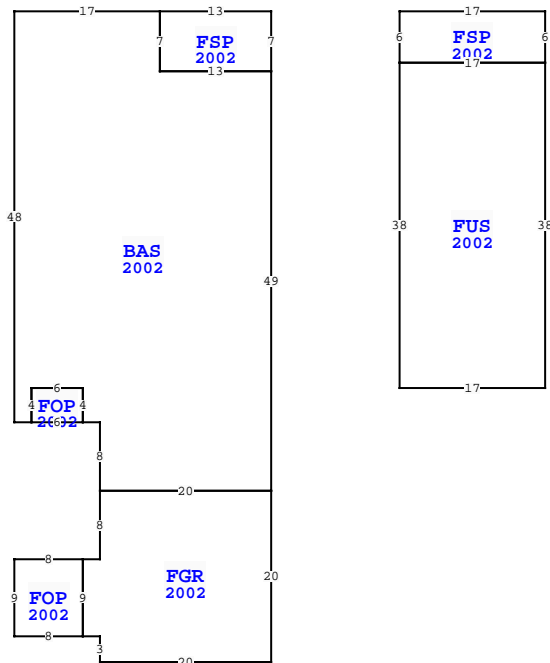




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100
Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 04
NEIGHBORHOOD/LOC	4015.00
AREA TYPE	TOTAL GROSS AREA
BAS	1,485
FGR	418
FOP	24
FOP	72
FSP	91
FSP	102
FUS	646
TOTALS	2,838

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,467	112.4928	148.49	366,325	2002	2002	0	0	11.00	89.00		
1 SNGL FAM - 0% - 2025 Heated Area: 2131 HX Base Yr													



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			7
VALUATION BY	STANDARD		
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			326,029
TOTAL MARKET OB/XF VALUE			6,407
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			582,436
SOH/AGL Deduction			0
ASSESSED VALUE			582,436
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			582,436
TOTAL JUST VALUE			582,436
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			567,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0109053	NEW CONSTR	150,600	12/01/2001
P015197	NEW CONSTR	0	12/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2759/157	12/30/2024	WD	U	I	38	400,000
GRANTOR: TRAVER STEVEN						
GRANTEE: 95332 VILLAGE LAND						
1468/1209	12/29/2006	WD	Q	I		350,000
GRANTOR: KELLY LINDA R						
GRANTEE: TRAVER STEVEN						

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	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0810	CONCRETE A	0	0	0	660.00	SP	6.50	6.50	100	2002	2002	3	80	3,432	

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

BUILDING NOTES													
BUILDING DIMENSIONS													
FSP=[YR=2002] W13 BAS=[YR=2002] W17 S48 E2 FOP=[YR=2002] E6 N4 W6 S4 \$ N4 E6 S4 E2 S8 FGR=[YR=2002] S8 W2 FOP=[YR=2002] W8 S9 E8 N9 \$ S9 E2 S3 E20 N20 W20 \$ E20 N49 W13 N7 \$ S7 E13 N7 \$ PTR= E15 FSP=[YR=2002] E17 S6 FUS=[YR=2002] S38 W17 N38 E17 \$ W17 N6 \$ 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	000116	C	RES MARSH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							