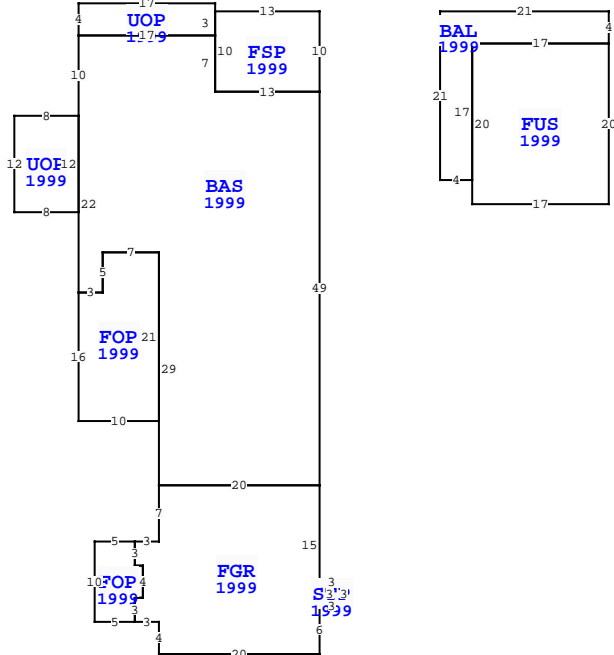


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,082	118.2321	156.07	324,938	1999	1999	0	0	12.50	87.50		
1 SNGL FAM - 0% - 0 Heated Area: 1654 HX Base Yr													



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
BAL	152	15	1999	23	3,141
BAS	1,314	100	1999	1,314	179,442
FGR	446	55	1999	245	33,457
FOP	54	30	1999	16	2,185
FOP	195	30	1999	58	7,921
FSP	130	40	1999	52	7,102
FUS	340	100	1999	340	46,431
STP	9	10	1999	1	137
UOP	68	20	1999	14	1,912
UOP	96	20	1999	19	2,594
TOTALS	2,804			2,082	284,321

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		284,321	
TOTAL MARKET OB/XF VALUE		12,965	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		497,286	
SOH/AGL Deduction		44,888	
ASSESSED VALUE		452,398	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		452,398	
TOTAL JUST VALUE		497,286	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		488,783	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2008015	REPAIR/RRF	11,000	09/01/2020
993201	NEW CONSTR	106,000	01/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2771/1434	3/04/2025	WD	Q	I	01	650,000

GRANTOR:MCWILLIAMS GALEN & KA
GRANTEE: SOKOLOWSKI BARBARA
1944/0481 10/27/2014 WD U I 11 100
GRANTOR:WOOD JOHN R & PATRICI
GRANTEE:MCWILLIAMS GALEN &

BUILDING NOTES	
BUILDING DIMENSIONS FSP=[YR=1999] W13 UOP=[YR=1999] N1 W17 S4 BAS=[YR=1999] S10 UOP=[YR=1999] W8 S12 E8 N12\$ S22 FOP=[YR=1999] S16 E10 N21 W7 S5 W3\$ E3 N5 E7 S29 FGR=[YR=1999] S7 W3 FOP=[YR=1999] W5 S10 E5 N3 E1N4 W1 N3\$ S3 E1 S4 W1 S3 E3 S4 E20 N6 STP=[YR=1999] E3 N3 W3 S3\$ N15 W20\$ E20 N49 W13 N7 W17\$ E17 N3\$ S10 E13 N10\$ PTR= E15 BAL=[YR=1999] E21 S4 FUS=[YR=1999] S20 W17 N20 E17\$ W17 S17 W4 N21\$ W15\$.	

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	0810	CONCRETE A	0	0	18	16	288.00	SF	6.50	6.50	100	1999	1999	3	75	1,404	
2	0810	CONCRETE A	0	0	46	5	230.00	SF	6.50	6.50	100	1999	1999	3	75	1,121	
3	0300	BOAT DCK W	0	0	0	0	300.00	SF	40.00	40.00	100	2019	2019	3	87	10,440	

LAND DESCRIPTION														TOTAL OB/XF 12,965										
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	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							