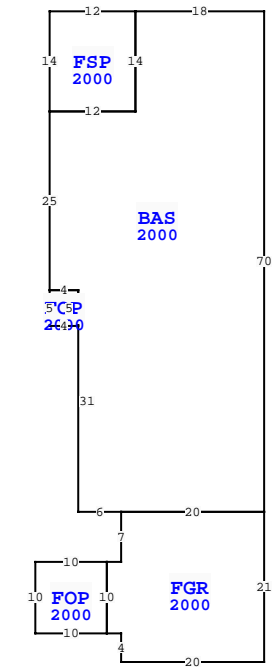




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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
BAS	1,808	100	2000
FGR	440	55	2000
FOP	20	30	2000
FOP	100	30	2000
FSP	168	40	2000
TOTALS	2,536		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,153	119.1582	157.29	338,645	2000	2000	0	0	12.00	88.00
1 SNGL FAM - 100% - 2023											
Heated Area: 1808											
HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	7
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			298,008
TOTAL MARKET OB/XF VALUE			11,647
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			509,655
SOH/AGL Deduction			52,951
ASSESSED VALUE			456,704
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			405,982
TOTAL JUST VALUE			509,655
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			503,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2101037	REPAIR/RRF	6,000	05/05/2021
996383	NEW CONSTR	90,000	08/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2597/0430	10/17/2022	QC	U	I	11	100
GRANTOR: KELLY JENNIFER L						
GRANTEE: KELLY JENNIFER L &						
2545/1516	3/10/2022	WD	Q	I	01	549,000
GRANTOR: AMBROSE LIVING TRUST						
GRANTEE: KELLY JENNIFER L						

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	0855	CONC PAVER	0	100	0	536.00	SF	7.00	7.00	100	2009	2009	3	89	3,339									
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905									
3	0300	BOAT DCK W	0	100	0	116.00	SF	40.00	40.00	100	2000	2000	3	27	1,253									
4	0911	SCRN RM A	0	100	12	120.00	SF	17.50	17.50	100	2000	2000	3	20	420									
5	1244	WD DECK EX	0	100	0	720.00	SF	18.50	18.50	100	2001	2001	3	28	3,730									
TOTALS															2,536	2,153	298,008							

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2000] W18 FSP=[YR=2000] W12 S14 E12 N14 \$ S14 W12 S25 FOP=[YR=2000] S5 E4 N5 W4 \$ E4 S31 E6 FGR=[YR=2000] S7 W2 FOP=[YR=2000] W10 S10 E10 N10 \$ S10 E2 S4 E20 N21 W20 \$ E20 N70 \$.	

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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							