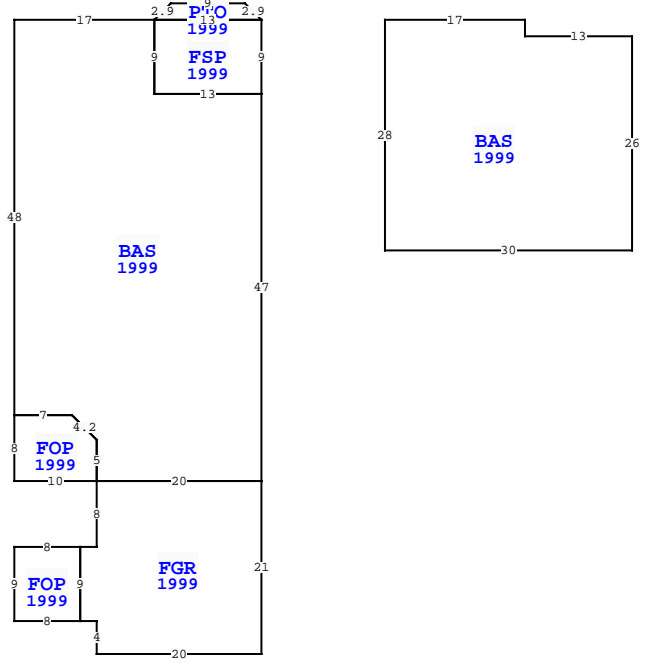




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	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	PCT OF BASE	YEAR
BAS	814	100	1999
BAS	1,488	100	1999
FGR	438	55	1999
FOP	72	30	1999
FOP	76	30	1999
FSP	117	40	1999
PTO	22	5	1999
TOTALS	3,027		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,636	119.2464	157.41	414,933	1999	1999	0	0	12.50	87.50		
1 SNGL FAM - 0% - 0 Heated Area: 2302 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			363,066
TOTAL MARKET OB/XF VALUE			8,991
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			572,057
SOH/AGL Deduction			9,513
ASSESSED VALUE			562,544
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			562,544
TOTAL JUST VALUE			572,057
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			566,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2104998	ROOF	12,000	04/21/2021
9805524	NEW CONSTR	106,000	01/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2516/0805	11/23/2021	WD	Q	I	01	450,000
GRANTOR: GRAHAM NANCY C						
GRANTEE: KLINE DAVID LEE & A						
2515/1791	11/19/2021	FJ	U	I	11	0
GRANTOR: ELLIOTT PATTY S EST						
GRANTEE: GRAHAM NANCY C						

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	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	0	30	16	SF	6.50	6.50	100	1999	1999	3	75	2,340	
3	0810	CONCRETE A	0	0	0	0	SF	6.50	6.50	100	1999	1999	3	75	488	
4	0300	BOAT DCK W	0	0	0	0	SF	40.00	40.00	100	1999	1999	3	26	1,456	
5	0920	CWALL-WD/M	0	0	0	0	LF	390.00	390.00	100	1999	1999	3	20	1,872	

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

BUILDING DIMENSIONS													
PTO=[YR=1999] U2 L2 W9 D2 L2 BAS=[YR=1999] W17 S48													
FOP=[YR=1999] S8 E10 FGR=[YR=1999] S8 W2 FOP=[YR=1999] W8													
S9 E8 N9 \$ S9 E2 S4 E20 N21 W20 \$ N5 U3 L3 W7 \$ E7 D3 R3													
S5 E20 N47 W13 N9 \$ FSP=[YR=1999] S9 E13 N9 W13 \$ E13 \$ PTR=													
E15 BAS=[YR=1999] E17 S2 E13 S26 W30 N28\$ 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	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							