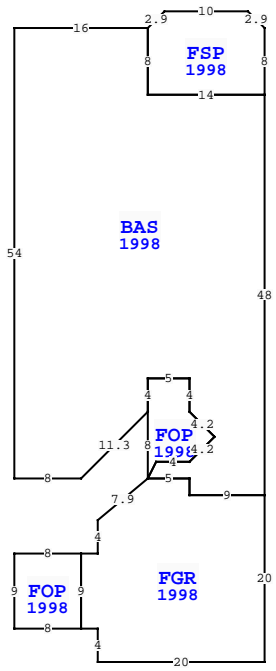


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	16 WD FR STUC 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 70				
Interior Floo	12 HARDWOOD 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	2 100				
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,434	100	1998	1,434	192,801
FGR	425	55	1998	234	31,461
FOP	60	30	1998	18	2,420
FOP	72	30	1998	22	2,958
FSP	136	40	1998	54	7,260
TOTALS	2,127			1,762	236,900

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	1,762	117.0750	154.54	272,299	1998	1998	0	0	0	13.00	87.00		
1 SNGL FAM - 0% - 2025 Heated Area: 1434 HX Base Yr														



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		236,900	
TOTAL MARKET OB/XF VALUE		15,488	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		452,388	
SOH/AGL Deduction		0	
ASSESSED VALUE		452,388	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		452,388	
TOTAL JUST VALUE		452,388	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		441,991	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1708245	REPAIR/RRF	8,900	12/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2703/1387	3/27/2024	WD	Q	I	02	525,000
GRANTOR: DULLY REBECCA A						
GRANTEE: SMITH BENEDICT A						
2701/1614	3/21/2024	QC	U	I	11	100
GRANTOR: FOSTER KATHLEEN AKERS						
GRANTEE: DULLY REBECCA A						

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	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0810	CONCRETE A	0	0	0	0	699.00	SF	6.50	6.50	100	1998	1998	3	73	3,317	
3	0300	BOAT DCK W	0	0	0	0	248.00	SF	40.00	40.00	100	2010	2010	3	56	5,555	
4	1242	WD DECK A	0	0	0	0	96.00	SF	10.00	10.00	100	2010	2010	3	40	384	
5	0920	CWALL-WD/M	0	0	0	0	40.00	LF	390.00	390.00	100	2005	2005	3	22	3,432	

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

BUILDING DIMENSIONS													
FSP=[YR=1998] U2 L2 W10 D2 L2 BAS=[YR=1998] W16 S54 E8 U8 R8 FOP=[YR=1998] S8 U2 R1 E4 U3 R3 U3 L3 N4 W5 S4 \$ N4 E5 S4 D3 R3 D3 L3 W4 D2 L1 FGR=[YR=1998] D5 L6 S4 W2 FOP=[YR=1998] W8 S9 E8 N9 \$ S9 E2 S4 E20 N20 W9 N2 W5 \$ E5 S2 E9 N48 W14 N8 \$ S8 E14 N8 \$.													

LAND DESCRIPTION														TOTAL OB/XF 15,488										
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							