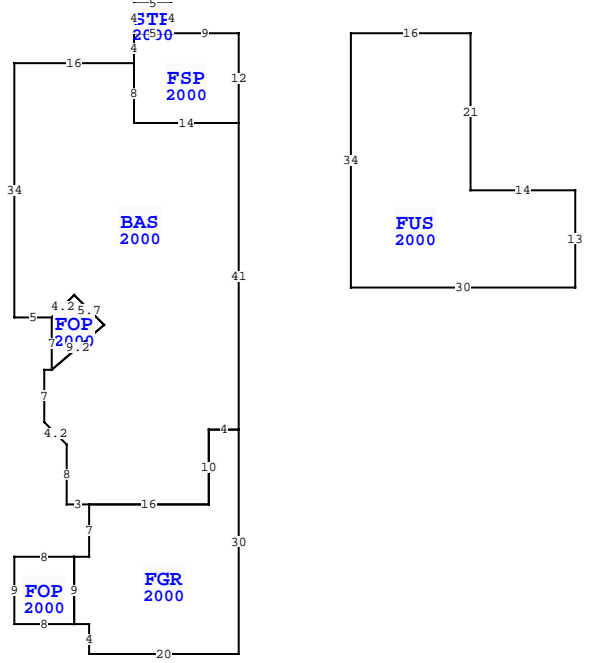


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	PCT OF BASE	YEAR
BAS	1,446	100	2000
FGR	458	55	2000
FOP	37	30	2000
FOP	72	30	2000
FSP	168	40	2000
FUS	726	100	2000
STP	20	10	2000
TOTALS	2,927		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,526	114.5088	151.15	381,805	2000	2000	0	0	12.00	88.00		
1 SNGL FAM - 100% - 2023 Heated Area: 2172 HX Base Yr 2023													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 7	Tax Dist:		
BUILDING MARKET VALUE			335,988
TOTAL MARKET OB/XF VALUE			6,353
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			542,341
SOH/AGL Deduction			278,860
ASSESSED VALUE			263,481
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			207,759
TOTAL JUST VALUE			542,341
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			526,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996352	NEW CONSTR	96,500	08/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/1733	5/06/2022	WD	Q	I	01	525,000
GRANTOR: LOHR JOHN W III & JOA						
GRANTEE: SCOTT CAROL J REV T						
1925/1305	7/01/2014	QC	U	I	11	100
GRANTOR: LOHR JOHN W & JOAN S						
GRANTEE: LOHR JOHN W III & J						

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

BUILDING NOTES			
BUILDING DIMENSIONS FSP=[YR=2000] W9 STP=[YR=2000] N4 W5 S4 E5 \$ W5 S4 BAS=[YR=2000] W16 S34 E5 FOP=[YR=2000] S7 R7 U6 U4 L4 L3 D3 \$ U3 R3 R4 D4 D6 L7 W1 S7 D3 R3 S8 E3 FGR=[YR=2000] S7 W2 FOP=[YR=2000] W8 S9 E8 N9\$ S9 E2 S4 E20 N30 W4 S10 W16\$ E16 N10 E4 N41 W14 N8\$ S8 E14 N12\$ PTR= E15 FUS=[YR=2000] E16 S21 E14 S13 W30 N34 \$ 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	0811	CONCRETE B	0	100	0	0			671.00	SF	5.20	5.20	100	2000	2000	3	77	2,687	
2	0920	CWALL-WD/M	0	100	0	0			47.00	LF	390.00	390.00	100	2000	2000	3	20	3,666	

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	DPTH 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							