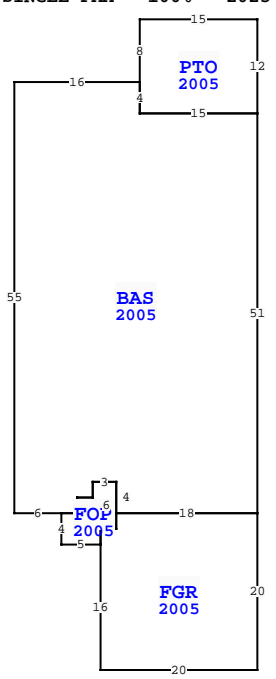




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	13	LVT/LAMNT	50
Air Condition	03	CENTRAL	100
Heating Type	04	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	4038.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,629	100	2005
FGR	396	55	2005
FOP	40	30	2005
PTO	180	5	2005
TOTALS	2,245		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2023		Heated Area: 1629		HX Base Yr				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		200,019	
TOTAL MARKET OB/XF VALUE		5,530	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		270,549	
SOH/AGL Deduction		0	
ASSESSED VALUE		270,549	
TOTAL EXEMPTION VALUE	13	270,549	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		270,549	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		270,056	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109859	REPAIR/RRF	16,000	09/01/2021
E14789	NEW CONSTR	2,000	04/01/2005
M09605	NEW CONSTR	0	04/01/2005
P09199	NEW CONSTR	0	03/01/2005
R07333	REPAIR/RRF	5,000	03/01/2005
B14744	NEW CONSTR	116,223	03/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE
2566/0607	5/20/2022	WD Q	I	01	355,000
GRANTOR: CRAVEN BRANDIE P					
GRANTEE: LIBBY RYAN					
2374/0649	6/26/2020	WD Q	I	01	202,000
GRANTOR: OPENDOOR PROPERTY C L					
GRANTEE: CRAVEN BRANDIE P					

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	100	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080		
2	0811	CONCRETE B	0	100	0	561.00	SF	5.20	5.20	100	2005	2005	3	84	2,450		
TOTALS												2,245			1,868	200,019	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025
INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=[YR=2005] W15 S8 BAS=[YR=2005] W16 S55 E6 FOP=[YR=2005] S4 E5 FGR=[YR=2005] S16 E20 N20 W18 S2 W2 S2\$ N2 E2 N6 W3 S2 W2 S2 W2\$ E2 N2 E2 N2 E3 S4 E18 N51 W15 N4\$ S4 E15 N12\$.	

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	65,000.00	65,000.00	65,000							