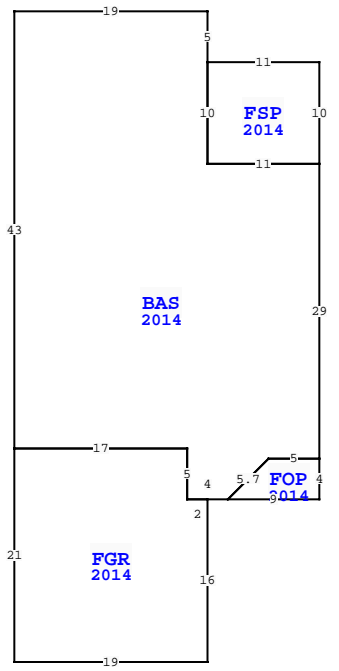


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	1,162	100	2014
FGR	389	55	2014
FOP	28	30	2014
FSP	110	40	2014
TOTALS	1,689		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,428	128.7468	128.75	183,855	2014	2014	0	0	4.50	95.50
1 SINGLE FAM - 100% - 2018										Heated Area: 1162	HX Base Yr 2018



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			175,582
TOTAL MARKET OB/XF VALUE			7,258
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			247,840
SOH/AGL Deduction			94,609
ASSESSED VALUE			153,231
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			102,509
TOTAL JUST VALUE			247,840
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			238,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327802	CO ISSUED	0	02/03/2014
B1327802	NEW CONSTR	146,743	10/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0178	3/27/2015	WD Q	Q	I	02	137,000
GRANTOR: GRUBNER JOHN & GEORGI						
GRANTEE: BAXTER MELISSA P &						
1964/1854	2/23/2015	FJ U	I	11		0
GRANTOR: GRUBNER JAMES S EST						
GRANTEE: GRUBNER JOHN & GEOR						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	707.00	SF	6.50	6.50	
2	0476	VF 6 SBPL	0	100	0	108.00	LF	32.00	32.00	

TOTAL OB/XF										7,258
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/13/2025	MLU			

BUILDING NOTES									
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BUILDING DIMENSIONS
 FSP=[YR=2014] W11 BAS=[YR=2014] N5 W19 S43 FGR=[YR=2014] S21 E19 N16 W2 N5 W17 \$ E17 S5 E4 FOP=[YR=2014] E9 N4 W5 D4 L4 \$ R4 U4 E5 N29 W11 N10 \$ S10 E11 N10 \$.

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							