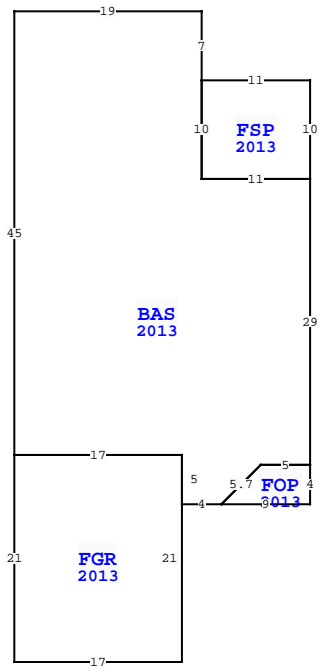




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	1,200	100	2013
FGR	357	55	2013
FOP	28	30	2013
FSP	110	40	2013
TOTALS	1,695		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,448	128.7468	128.75	186,430	2013	2013	0	0	5.00	95.00	
1 SINGLE FAM - 100% - 2024 Heated Area: 1200 HX Base Yr 2024												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			177,108
TOTAL MARKET OB/XF VALUE			3,709
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			245,817
SOH/AGL Deduction			3,043
ASSESSED VALUE			242,774
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			187,052
TOTAL JUST VALUE			245,817
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			235,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226704	CO ISSUED	0	04/01/2013
M1317893	H/AC	0	01/01/2013
B1226704	NEW CONSTR	143,196	12/01/2012
P1216285	NEW CONSTR	0	12/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2647/1393	6/12/2023	WD Q	Q	I	01	285,000
GRANTOR: KARLIK KRISTEN						
GRANTEE: EDWARDS AARON ALEXA						
2295/0581	7/31/2019	WD Q	Q	I	01	164,500
GRANTOR: JOWERS KIMBERLY S						
GRANTEE: KARLIK KRISTEN						

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		767.00	5.20	100	2013	2013	3	93	3,709	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2013] W11 BAS=[YR=2013] N7 W19 S45 FGR=[YR=2013] S21 E17 N21 W17 \$ E17 S5 E4 FOP=[YR=2013] E9 N4 W5 D4 L4 \$ U4 R4 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								