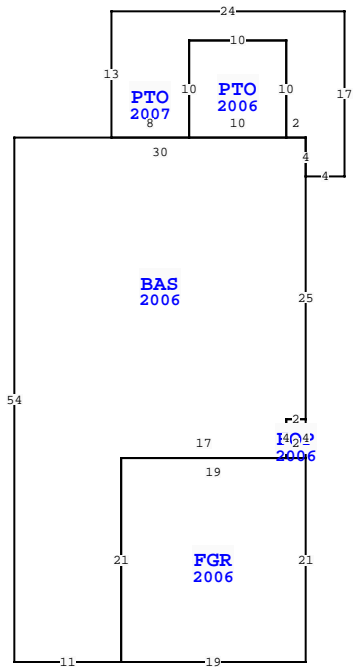


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	21	STONE 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating 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	1,213	100	2006
FGR	399	55	2006
FOP	8	30	2006
PTO	100	5	2006
PTO	228	5	2007
TOTALS	1,948		

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%	- 2019		174,493	2006	2006	0	0	0	8.55
Heated Area: 1213 HX Base Yr 2019											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			159,574
TOTAL MARKET OB/XF VALUE			7,851
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			232,425
SOH/AGL Deduction			81,819
ASSESSED VALUE			150,606
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			99,884
TOTAL JUST VALUE			232,425
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			222,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2105556	ROOF	9,912	05/03/2021
M0611649	H/AC	0	06/01/2006
C17725	CO ISSUED	94,494	05/01/2006
E17370	NEW CONSTR	2,000	05/01/2006
P11094	NEW CONSTR	0	05/01/2006
R09278	REPAIR/RRF	3,000	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2403/0200	10/05/2020	QC	U	I	11	100
GRANTOR: RABY JASON ANTHONY						
GRANTEE: RABY JENNIFER CRUMB						
2200/1378	5/31/2018	WD	Q	I	01	165,000
GRANTOR: CRUMBLEY WILLIAM J &						
GRANTEE: RABY JENNIFER C						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	37	3	111.00	SF	6.50	6.50	100	2006
2	0810	CONCRETE A	0 100	45	15	675.00	SF	6.50	6.50	100	2006
3	0810	CONCRETE A	0 100	12	3	36.00	SF	6.50	6.50	100	2007
4	0476	VF 6 SBPL	0 100	0	0	138.00	LF	32.00	32.00	100	2007
5	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2007

TOTAL OB/XF												7,851
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/13/2025	MLU					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2006] N21 FOP=[YR=2006] N4 BAS=[YR=2006] N25 PTO=[YR=2007] E4N17W24 S13E8 PTO=[YR=2006] E10N10W10S10N10 E10S10E2S4N4 W30 S54 E11 N21 E17 N4 E2S2S4E2S19 S21 E19S.											

LAND DESCRIPTION												TOTAL OB/XF												7,851
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							