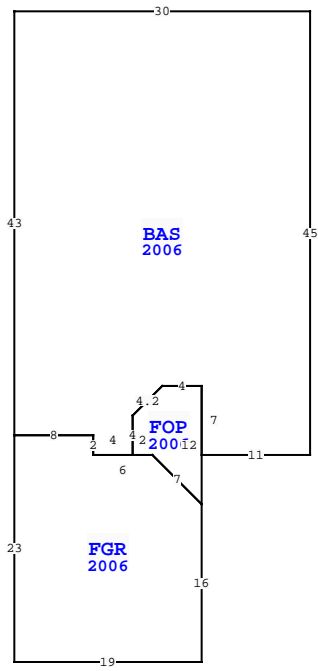


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	21	STONE 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating 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	1,290	100	2006
FGR	403	55	2006
FOP	57	30	2006
TOTALS	1,750		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,529	118.0242	118.02	180,453	2006	2006	0	0	0	8.55	91.45		
1 SINGLE FAM - 0% - 0 Heated Area: 1290 HX Base Yr														



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE		165,024	
TOTAL MARKET OB/XF VALUE		4,595	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		234,619	
SOH/AGL Deduction		17,879	
ASSESSED VALUE		216,740	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		216,740	
TOTAL JUST VALUE		234,619	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		224,787	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611595	H/AC	0	06/01/2006
E17372	NEW CONSTR	2,000	05/01/2006
P10933	NEW CONSTR	0	04/01/2006
C17463	CO ISSUED	101,400	03/01/2006
B17463	NEW CONSTR	101,400	03/01/2006
R09108	REPAIR/RRF	3,000	03/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2193/0889	4/30/2018	WD Q	Q	I	01	165,000
GRANTOR: TATEM ROBERT & SUSAN						
GRANTEE: EZELLE LENNA A						
1433/1938	8/02/2006	WD Q	Q	I		168,100
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: TATEM ROBERT & SUSAN						

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	0810	CONCRETE A	0	0	10	15	SF	6.50	6.50	100	2006	2006	3	86	839	
2	0810	CONCRETE A	0	0	38	15	SF	6.50	6.50	100	2006	2006	3	86	3,186	
3	0810	CONCRETE A	0	0	34	3	SF	6.50	6.50	100	2006	2006	3	86	570	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2006] N45 W30 S43 FGR=[YR=2006] S23 E19 N16 L5 U5 W6 N2 W8\$E8 S2 E4 FOP=[YR=2006] E2 D5 R5 N12 W4 L3 D3 S4\$N4 U3 R3 E4 S7 E11\$.	

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							