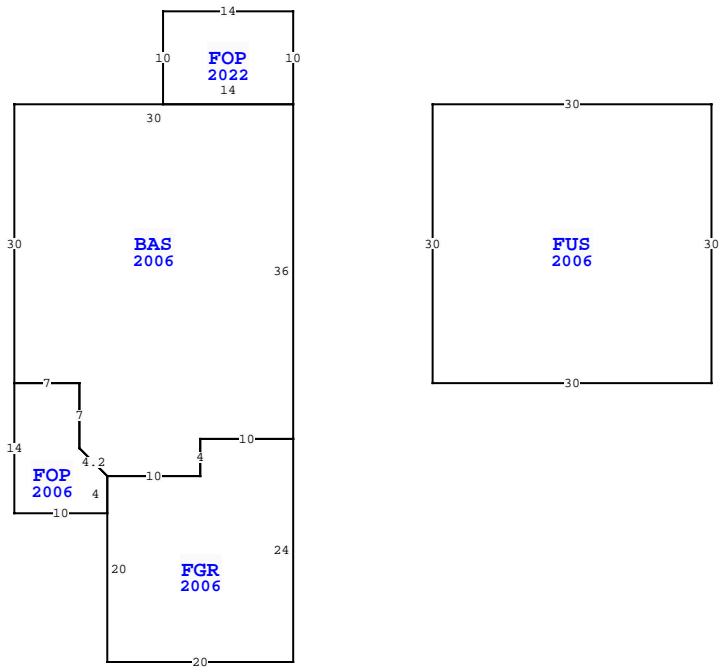




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	AVERAGE 70				
16	WD FR STUC 30				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 70				
11	CLAY TILE 30				
03	CENTRAL 100				
04	AIR DUCTED 100				
02	WOOD FRAME 100				
2.	2. 100				
00	NONE 100				
04	Quality Level 04				
0100	SINGLE FAMILY				
MAP NUM		MKT AREA	04		
NEIGHBORHOOD/LOC 4038.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,086	100	2006	1,086	116,171
FGR	440	55	2006	242	25,887
FOP	115	30	2006	34	3,637
FOP	140	30	2022	42	4,493
FUS	900	100	2006	900	96,274
TOTALS	2,681			2,304	246,460

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,304	117.1002	117.10	269,798	2006	2006	0	0	8.65	91.35
1 SINGLE FAM - 100% - 2012 Heated Area: 1986 HX Base Yr 2012											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		246,460	
TOTAL MARKET OB/XF VALUE		4,192	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		315,652	
SOH/AGL Deduction		155,667	
ASSESSED VALUE		159,985	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		109,263	
TOTAL JUST VALUE		315,652	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		308,551	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009735	ADDITION	4,230	06/24/2022
B2108439	REPAIR/RRF	8,640	08/01/2021
E0617551	ELEC OTHER	1,900	06/01/2006
M0611705	H/AC	0	06/01/2006
P0611196	OTHER	0	06/01/2006
R09309	REPAIR/RRF	1,500	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1734/0302	3/16/2011	WD	U	I	11	103,000

GRANTOR: COMMUNITY FIRST CREDI
GRANTEE: WHITE DAVID & JESIC
1621/0213 5/26/2009 CT U I 18 100
GRANTOR: CLERK OF COURT
GRANTEE: COMMUNITY FIRST CRE

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FGR=[YR=2006] N24 BAS=[YR=2006] N36 FOP=[YR=2022] N10 W14 S10 E14\$ W30 S30 FOP=[YR=2006] S14 E10 N4 L3 U3 N7 W7\$E7 S7 R3 D3 E10 N4 E10\$ W10 S4 W10 S20 E20\$ PTR=N30E15 FUS=[YR=2006] N30 E30 S30 W30\$ W15 S30\$.	

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	100	42	16	SF	6.50	6.50	100	2006	2006	3	86	3,756	
2	0810	CONCRETE A	0	100	26	3	SF	6.50	6.50	100	2006	2006	3	86	436	

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							