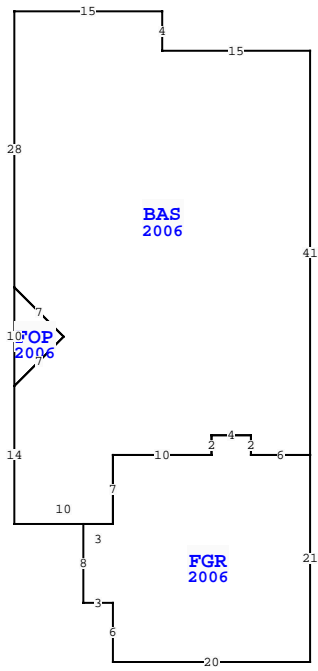


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	20	FACE BRICK 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating 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	1,327	100	2006
FGR	452	55	2006
FOP	25	30	2006
TOTALS	1,804		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,584	117.0603	117.06	185,423	2006	2006	0	0	0	9.00	91.00
1 SINGLE FAM - 0% - 0 Heated Area: 1327 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			168,735
TOTAL MARKET OB/XF VALUE			5,529
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			239,264
SOH/AGL Deduction			18,248
ASSESSED VALUE			221,016
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			221,016
TOTAL JUST VALUE			239,264
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			229,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10978	MECH OTHER	0	01/01/2006
E16650	ELEC OTHER	2,000	01/01/2006
P10272	OTHER	0	11/01/2005
C15070	CO ISSUED	105,336	04/01/2005
R07520	REPAIR/RRF	3,000	04/01/2005
B15070	NEW CONSTR	105,336	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1865/0710	7/01/2013	CT	U	I	18	91,100
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOMES 4 RE						
1397/1413	3/21/2006	WD	Q	I		131,700
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: MARTINO NICHOLAS &						

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	100	2006	2006	3	86	839	
2	0810	CONCRETE A	0	0	44	16		SF	6.50	100	2006	2006	3	86	3,935	
3	0810	CONCRETE A	0	0	45	3		SF	6.50	100	2006	2006	3	86	755	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FGR=[YR=2006] N21 BAS=[YR=2006] N41 W15 N4 W15 S28 FOP=[YR=2006] S10 U5 R5 U5 L5 \$ R5 D5 L5 D5 S14 E10 N7 E10 N2 E4 S2 E6\$W6 N2 W4 S2 W10 S7 W3 S8 E3 S6 E20\$.	

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								