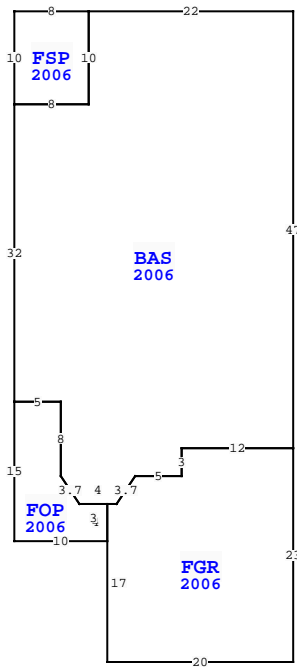


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMNT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,362	100	2006
FGR	430	55	2006
FOP	98	30	2006
FSP	80	40	2006
TOTALS	1,970		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,659	117.4950	117.50	194,932	2006	2006	0	0	8.65	91.35	
1 SINGLE FAM - 0% - 2023 Heated Area: 1362 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			178,070
TOTAL MARKET OB/XF VALUE			7,079
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			250,149
SOH/AGL Deduction			0
ASSESSED VALUE			250,149
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			250,149
TOTAL JUST VALUE			250,149
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			245,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16969	ELEC OTHER	1,900	03/01/2006
M11199	MECH OTHER	0	03/01/2006
C17131	CO ISSUED	179,440	02/01/2006
R08923	REPAIR/RRF	1,500	02/01/2006
B17131	NEW CONSTR	179,440	02/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/0397	8/31/2022	WD Q	Q	I	01	339,800
GRANTOR: MARTIN A SCOTT & M TH						
GRANTEE: KURUTZ NICHOLAS D						
2546/0876	3/11/2022	WD Q	Q	I	01	275,000
GRANTOR: CLEVINGER DEVIN H & H						
GRANTEE: MARTIN SCOTT & M TH						

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	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115					
2	0810	CONCRETE A	0	0	40	16	SF	6.50	6.50	100	2006	2006	3	86	3,578					
3	0810	CONCRETE A	0	0	23	3	SF	6.50	6.50	100	2006	2006	3	86	386					
TOTALS													1,970					1,659	178,070	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FGR=[YR=2006] N23 BAS=[YR=2006] N47 W22 FSP=[YR=2006] W8 S10 E8 N10S\$10 W8 S32 FOP=[YR=2006] S15 E10 N4 W3 U3 L2 N8 W5\$E5 S8 R2 D3 E4 U3 R2 E5 N3 E12\$W12 S3 W5 L2 D3 W1 S17 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								