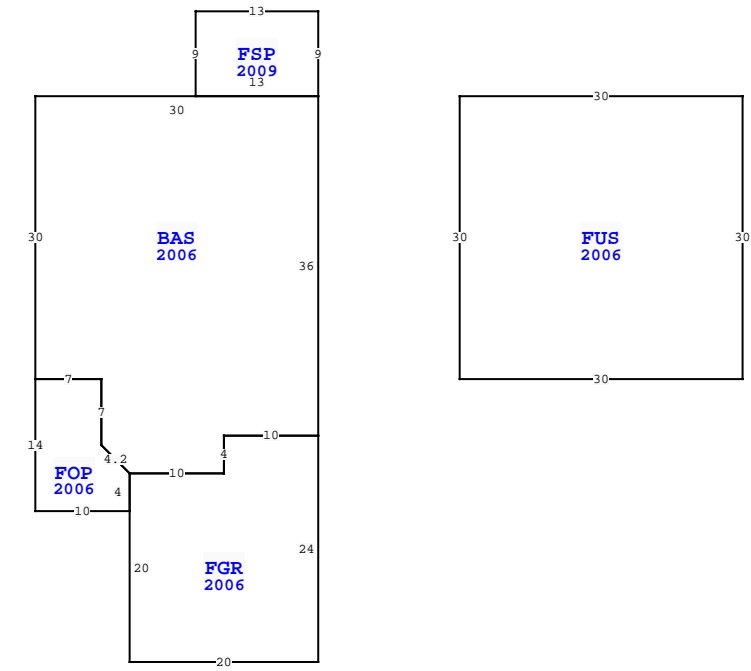




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 70	
Interior Floor	14	CARPET 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 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	1,086	100	2006
FGR	440	55	2006
FOP	115	30	2006
FSP	117	40	2009
FUS	900	100	2006
TOTALS	2,658		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 0	122.45	282,737	2006	2006	0	0	0	8.65
Heated Area: 1986 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	258,280		
TOTAL MARKET OB/XF VALUE	11,703		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	334,983		
SOH/AGL Deduction	0		
ASSESSED VALUE	334,983		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	334,983		
TOTAL JUST VALUE	334,983		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	325,300		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2109546	ROOF	10,000	07/21/2021
E17734	ELEC OTHER	1,900	07/01/2006
M0611706	H/AC	0	06/01/2006
P0611191	OTHER	0	06/01/2006
C17770	CO ISSUED	220,315	05/01/2006
R09310	REPAIR/RRF	1,500	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2497/0099	8/31/2021	WD Q	Q	I	01	303,000
GRANTOR: LUSTER ROY B & GLORIA						
GRANTEE: PRESNELL MICHAEL &						
1459/1709	11/17/2006	WD Q	Q	I		232,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: LUSTER ROY B & GLOR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006
2	0810	CONCRETE A	0	0	41	16	SF	6.50	6.50	100	2006
3	0810	CONCRETE A	0	0	27	3	SF	6.50	6.50	100	2006
4	0855	CONC PAVER	0	0	0	0	SF	10.00	10.00	100	2009

TOTAL OB/XF												11,703			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT	1.00				

BUILDING NOTES											
BLD DATE											
XF DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/13/2025 MLU											

BUILDING DIMENSIONS											
FGR=[YR=2006] N24 BAS=[YR=2006] N36 FSP=[YR=2009] N9 W13 S9 E13\$W30 S30 FOP=[YR=2006] S14 E10 N4 L3 U3 N7 W7\$E7S7 R3 D3 E10 N4 E10\$W10 S4 W10 S20 E20\$ PTR=E15N30 FUS=[YR=2006] N30 E30 S30 W30\$ W15 S30\$.											

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	% 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							