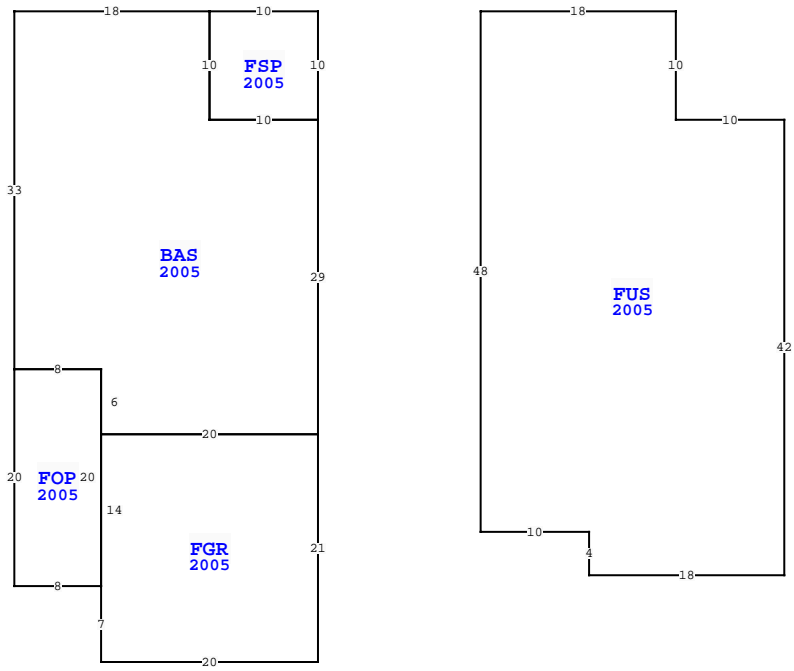


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	21	STONE 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2.5 100	
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	944	100	2005
FGR	420	55	2005
FOP	160	30	2005
FSP	100	40	2005
FUS	1,316	100	2005
TOTALS	2,940		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,579	107.0496	107.05	276,082	2005	2005	0	0	9.28	90.72
1 SINGLE FAM - 100% - 2024										Heated Area: 2260	HX Base Yr 2024



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	Tax Group: 4	STANDARD
Tax Dist:		
BUILDING MARKET VALUE		250,462
TOTAL MARKET OB/XF VALUE		5,727
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		321,189
SOH/AGL Deduction		152,659
ASSESSED VALUE		168,530
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,808
TOTAL JUST VALUE		321,189
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2004728	H/AC	5,000	06/01/2020
E14495	ELEC OTHER	0	03/01/2005
E14534	ELEC OTHER	2,000	03/01/2005
M09453	MECH OTHER	0	03/01/2005
B0414137	NEW CONSTR	161,462	02/01/2005
P0508919	OTHER	0	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2688/1749	12/28/2023	SW	Q	I	01	350,000
GRANTOR: HUDSON SFR TRS PROPER						
GRANTEE: CUMELLE ANDREW & JI						
2661/966	8/10/2023	SW	U	I	11	100
GRANTOR: HUDSON SFR PROPERTY H						
GRANTEE: HUDSON SFR TRS PROP						

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	0811	CONCRETE B	0	100	0	606.00	SF	5.20	5.20	100	2005	2005	3	84	2,647	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2005] W10 BAS=[YR=2005] W18 S33 FOP=[YR=2005] S20 E8 FGR=[YR=2005] S7 E20 N21 W20 S14\$ N20 W8\$ E8 S6 E20 N29 W10 N10\$ S10 E10 N10\$ PTR= E15 FUS=[YR=2005] E18 S10 E10 S42 W18 N4 W10 N48\$ W15\$.	

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	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							