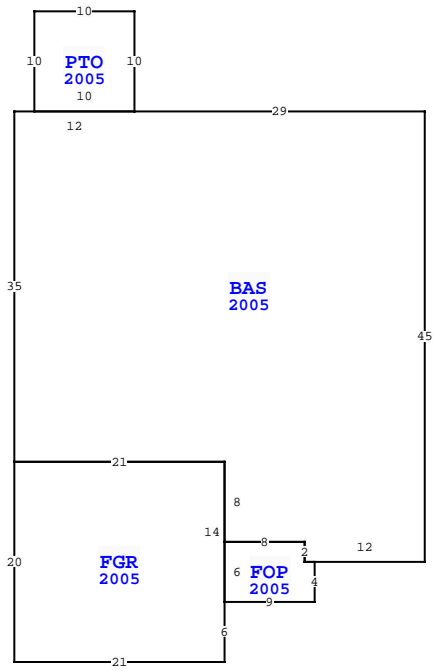




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE	90		
Exterior Wall	21	STONE	10		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	70		
Interior Floor	08	SHT VINYL	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,619	100	2005	1,619	162,019
FGR	420	55	2005	231	23,117
FOP	52	30	2005	16	1,601
PTO	100	5	2005	5	501
TOTALS	2,191			1,871	187,237

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%	- 2024		Heated Area: 1619		HX Base Yr				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	187,237		
TOTAL MARKET OB/XF VALUE	3,031		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	255,268		
SOH/AGL Deduction	0		
ASSESSED VALUE	255,268		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	255,268		
TOTAL JUST VALUE	255,268		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	245,940		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16237	ELEC OTHER	2,000	11/01/2005
M10706	MECH OTHER	0	11/01/2005
P09928	OTHER	0	08/01/2005
R0507779	REPAIR/RRF	3,000	06/01/2005
B0515444	NEW CONSTR	115,106	06/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2658/1689	8/01/2023	WD Q	Q	I	01	326,000
GRANTOR: HENSON AMARAE BROCKWA						
GRANTEE: YAMASA CO LTD						
2114/0284	4/04/2017	WD Q	Q	I	01	169,000
GRANTOR: SHIVELY MARCUS & AIME						
GRANTEE: HENSON AMARAE BROCK						

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	0	0	0		694.00	SF	5.20				3,031	

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

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W29 PTO=[YR=2005] N10 W10 S10 E10\$ W12 S35											
FGR=[YR=2005] S20 E21 N6 FOP=[YR=2005] E9 N4 W1 N2 W8 S6\$ N14											
W21\$ E21 S8 E8 S2 E12 N45\$.											

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