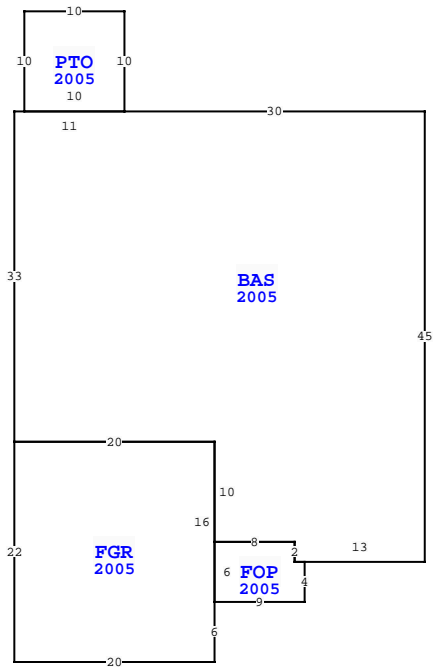


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	21	STONE 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating 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	1,589	100	2005
FGR	440	55	2005
FOP	52	30	2005
PTO	100	5	2005
TOTALS	2,181		
		1,852	189,091

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%	- 2023								
Heated Area: 1589						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			189,091
TOTAL MARKET OB/XF VALUE			3,347
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			257,438
SOH/AGL Deduction			0
ASSESSED VALUE			257,438
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			257,438
TOTAL JUST VALUE			257,438
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			248,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0515075	NEW CONSTR	2,000	06/01/2005
M0509800	H/AC	0	05/01/2005
P09245	NEW CONSTR	0	03/01/2005
B14478	NEW CONSTR	114,506	02/01/2005
R07159	REPAIR/RRF	5,000	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/1608	12/15/2022	WD	Q	I	01	315,000
GRANTOR: CLIFFORD CHRISTOPHER						
GRANTEE: LOPEZ BIBIANA & LUI						
2122/0976	5/18/2017	WD	Q	I	01	172,000
GRANTOR: DUNTON JACOB C & JESS						
GRANTEE: CLIFFORD CHRISTOPHE						

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	0	0		613.00	SF	6.50				6.50	100	2005	2005	3	84	3,347	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2005] W30 PTO=[YR=2005] N10 W10 S10 E10\$ W11 S33	
FGR=[YR=2005] S22 E20 N6 FOP=[YR=2005] E9 N4 W1 N2 W8 S6\$ N16	
W20\$ E20 S10 E8 S2 E13 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							