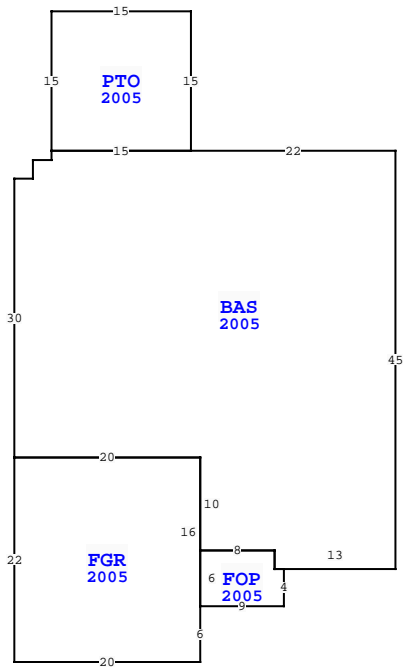




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE	90		
Exterior Wall	20	FACE BRICK	10		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	70		
Interior Floor	08	SHT VINYL	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	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	1,581	100	2005	1,581	160,749
FGR	440	55	2005	242	24,606
FOP	52	30	2005	16	1,627
PTO	225	5	2005	11	1,118
TOTALS	2,298			1,850	188,100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2018		Heated Area: 1581					HX Base Yr 2018	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	188,100		
TOTAL MARKET OB/XF VALUE	6,351		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	259,451		
SOH/AGL Deduction	98,503		
ASSESSED VALUE	160,948		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	110,226		
TOTAL JUST VALUE	259,451		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	250,233		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509852	H/AC	0	06/01/2005
E0515076	ELEC OTHER	2,000	06/01/2005
P09222	OTHER	0	03/01/2005
R046981	REPAIR/RRF	5,000	12/01/2004
B0414218	NEW CONSTR	115,106	12/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2133/1377	7/14/2017	WD Q	Q	I	01	152,000
GRANTOR: OAKES RICHARD E & DOR						
GRANTEE: POKINES SHANNON J &						
1867/1425	7/10/2013	WD Q	Q	I	01	98,000
GRANTOR: DIKUN PETER						
GRANTEE: OAKES RICHARD E & D						

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	100	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0810	CONCRETE A	0	100	0	599.00	SP	6.50	6.50	100	2005	2005	3	84	3,271	

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

BUILDING NOTES	
BAS=[YR=2005] W22 PTO=[YR=2005] N15 W15 S15 E15 \$ W15 S1 W2 S2 W2 S30 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	000134	C	RES POND	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							