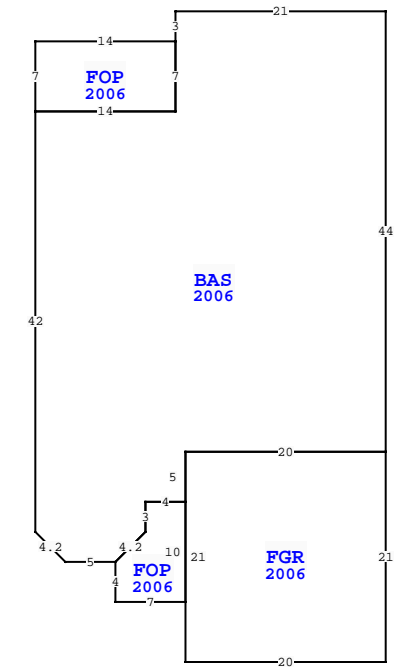




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05		AVERAGE 70		
Exterior Wall	16		WD FR STUC 30		
Roof Structure	03		GABLE/HIP 100		
Roof Cover	03		COMP SHNGL 100		
Interior Wall	05		DRYWALL 100		
Interior Floor	14		CARPET 70		
Interior Floor	11		CLAY TILE 30		
Air Condition	03		CENTRAL 100		
Heating Type	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	1,532	100	2006	1,532	164,285
FGR	420	55	2006	231	24,771
FOP	57	30	2006	17	1,823
FOP	98	30	2006	29	3,110
TOTALS	2,107			1,809	193,990

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% - 2022			Heated Area: 1532			HX Base Yr 2022					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			193,990
TOTAL MARKET OB/XF VALUE			3,561
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			262,551
SOH/AGL Deduction			29,769
ASSESSED VALUE			232,782
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			182,060
TOTAL JUST VALUE			262,551
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			254,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2100982	REPAIR/RRF	4,500	02/01/2021
M11045	H/AC	0	02/01/2006
E16132	ELEC OTHER	1,950	11/01/2005
P10391	OTHER	0	11/01/2005
C16275	CO ISSUED	199,990	10/05/2005
B16275	NEW CONSTR	199,990	10/05/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2460/1425	5/07/2021	WD	Q	I	01	260,000
GRANTOR: LINDSEY LAURA ASHLEY						
GRANTEE: GRIFFIN TIFFANY & C						
1995/1568	6/18/2015	SW	U	I	12	120,000
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: LANDRUM LAURA ASHLE						

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	100	37	16			6.50	100	2006	2006	3	86	3,309	
2	0810	CONCRETE A	0	100	15	3			6.50	100	2006	2006	3	86	252	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FGR=[YR=2006] N21 BAS=[YR=2006] N44 W21 S3 FOP=[YR=2006] W14 S7 E14 N7S7 W14 S42 R3 D3 E5 FOP=[YR=2006] S4 E7 N10 W4 S3 L3 D3 \$ U3 R3 N3 E4 N5 E20\$W20 S21 E20\$.	

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							