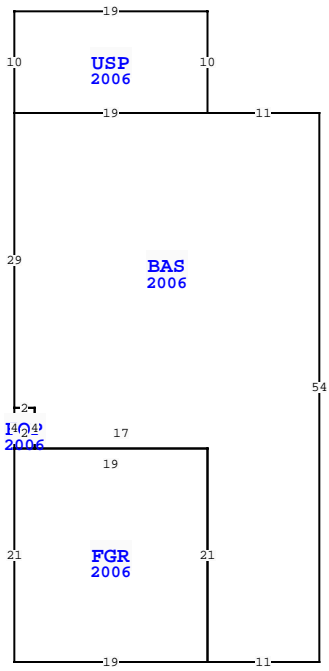




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	21	STONE 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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	1,213	100	2006
FGR	399	55	2006
FOP	8	30	2006
USP	190	30	2006
TOTALS	1,810		

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%	- 2025								
				Heated Area: 1213							
					HX Base Yr 2025						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		160,923	
TOTAL MARKET OB/XF VALUE		6,755	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		232,678	
SOH/AGL Deduction		158,006	
ASSESSED VALUE		74,672	
TOTAL EXEMPTION VALUE	HX HB DX	54,672	
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		232,678	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		222,927	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17763	ELEC OTHER	2,000	07/01/2006
M11817	MECH OTHER	0	07/01/2006
C0618043	CO ISSUED	118,536	06/01/2006
B0618043	NEW CONSTR	118,536	06/01/2006
P0611282	OTHER	0	06/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2802/1093	7/22/2025	QC	U	I	11	100
GRANTOR: MOORE CINDY						
GRANTEE: TAYLOR SHANNON						
2733/1429	8/22/2024	WD	Q	I	01	280,000
GRANTOR: BLESSING JUSTIN D						
GRANTEE: MOORE CINDY						

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	42	15	615.00	SF	6.50	6.50	100	2006	2006	3	86	3,438	
2	0810	CONCRETE A	0 100	42	3	126.00	SF	6.50	6.50	100	2006	2006	3	86	704	
3	0810	CONCRETE A	0 100	26	3	78.00	SF	6.50	6.50	100	2007	2007	3	87	441	
4	0810	CONCRETE A	0 100	7	8	56.00	SF	6.50	6.50	100	2007	2007	3	87	317	
5	0476	VF 6 SBPL	0 100	0	0	84.00	LF	32.00	32.00	100	2007	2007	3	69	1,855	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2006] W11 USP=[YR=2006] N10 W19 S10 E19\$ W19 S29 FOP=[YR=2006] S4 FGR=[YR=2006] S21 E19 N21 W19\$ E2 N4 W2\$ E2 S4 E17 S21 E11 N54\$. N54 W30 S 29 FOP=[YR=2006] S4 FGR20 06=S21 E19 N21 W19\$E2 N4 W2\$E2 S4E17S21E11\$.	

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							