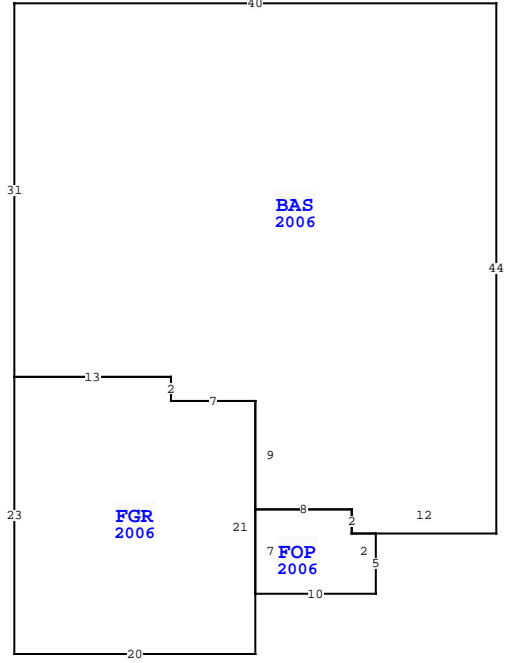




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	20	FACE BRICK 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating 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
BAS	1,498	100	2006
FGR	446	55	2006
FOP	66	30	2006
TOTALS	2,010		

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%	- 2023		200,488	2006	2006	0	0	9.00	91.00
				Heated Area: 1498			HX Base Yr 2023				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			182,444
TOTAL MARKET OB/XF VALUE			4,405
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			251,849
SOH/AGL Deduction			1,752
ASSESSED VALUE			250,097
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			199,375
TOTAL JUST VALUE			251,849
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			244,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2012056	ROOF	13,600	12/04/2020
M11772	MECH OTHER	0	07/01/2006
C0617935	CO ISSUED	138,336	06/01/2006
B0617935	NEW CONSTR	138,336	06/01/2006
E0617490	ELEC OTHER	2,000	06/01/2006
P0611229	OTHER	0	06/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/0899	2/10/2022	WD	Q	I	01	300,000
GRANTOR: EGGIMAN DEBRA JEAN						
GRANTEE: ROGERS AMBER L						
2461/1077	5/13/2021	QC	U	I	11	100
GRANTOR: SEPHTON STANLEY ALFRE						
GRANTEE: EGGIMAN DEBRA JEAN						

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	10	100.00	SF	6.50	6.50	100	2006	2006	3	86	559	
2	0810	CONCRETE A	0	100	40	640.00	SF	6.50	6.50	100	2006	2006	3	86	3,578	
3	0810	CONCRETE A	0	100	16	48.00	SF	6.50	6.50	100	2006	2006	3	86	268	
TOTALS															4,405	

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

BUILDING NOTES	
BAS=[YR=2006] N44 W40 S31 FGR=[YR=2006] S23 E20 N21 W7 N2 W13\$E13 S2 E7 S9 FOP=[YR=2006] S7 E10 N5 W2 N2 W8\$E8 S2 E12\$.	

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							