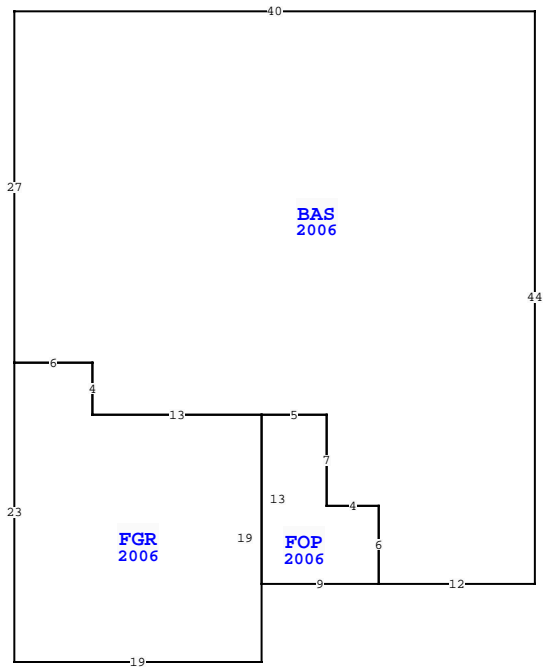


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	21	STONE 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 60	
Interior Floor	11	CLAY TILE 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
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	1,400	100	2006
FGR	385	55	2006
FOP	89	30	2006
TOTALS	1,874		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,639	125.9496	125.95	206,432	2006	2006	0	0	8.60	91.40
1 SINGLE FAM - 100% - 2021 Heated Area: 1400 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			188,679
TOTAL MARKET OB/XF VALUE			4,891
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			258,570
SOH/AGL Deduction			74,887
ASSESSED VALUE			183,683
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			132,961
TOTAL JUST VALUE			258,570
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			248,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2005512	REPAIR/RRF	14,732	10/26/2020
M11771	MECH OTHER	0	07/01/2006
C0617933	CO ISSUED	129,690	06/01/2006
E0617560	ELEC OTHER	2,000	06/01/2006
B0617933	NEW CONSTR	129,690	06/01/2006
P0611227	OTHER	0	06/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2343/1786	2/28/2020	WD	Q	I	01	187,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: LLOYD COREY & STEVE						
2310/0449	10/03/2019	WD	Q	I	01	177,300
GRANTOR: CACHEIRO LISA						
GRANTEE: OPENDOOR PROPERTY T						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	10	20	200.00	SF	6.50	6.50	100	2006
2	0810	CONCRETE A	0 100	41	15	615.00	SF	6.50	6.50	100	2006
3	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50	100	2006

TOTAL OB/XF											
4,891											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	

BUILDING NOTES											
BAS=[YR=2006] N44 W40 S27 FGR=[YR=2006] S23 E19 N19 W13 N4 W6\$E6 S4 E13 FOP=[YR=2006] S13 E9 N6 W4 N7 W5 \$E5 S7 E4 S6 E12\$.											

BUILDING DIMENSIONS											
BAS=[YR=2006] N44 W40 S27 FGR=[YR=2006] S23 E19 N19 W13 N4 W6\$E6 S4 E13 FOP=[YR=2006] S13 E9 N6 W4 N7 W5 \$E5 S7 E4 S6 E12\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	