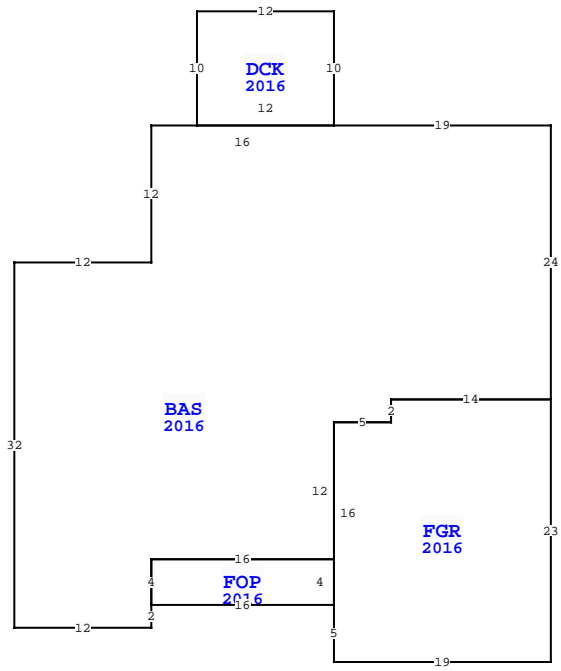


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,458	100	2016
DCK	120	10	2016
FGR	427	55	2016
FOP	64	30	2016
TOTALS	2,069		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,724	118.2300	118.23	203,829	2016	2016	0	0	3.50	96.50
1 SINGLE FAM - 100% - 2025											
					Heated Area: 1458						
						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			196,695
TOTAL MARKET OB/XF VALUE			3,668
TOTAL LAND VALUE - MARKET			113,750
TOTAL MARKET VALUE			314,113
SOH/AGL Deduction			0
ASSESSED VALUE			314,113
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			258,391
TOTAL JUST VALUE			314,113
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			256,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531087	CO ISSUED	0	07/20/2016
B1531087	NEW CONSTR	188,873	09/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2757/594	12/18/2024	WD	Q	I	02	365,800
GRANTOR: HOLLINGSWORTH RICHARD						
GRANTEE: HOLT NOAH HUNTER &						
2372/0459	6/29/2020	WD	Q	I	02	217,000
GRANTOR: HAFERTEPE MICHAEL J &						
GRANTEE: HOLLINGSWORTH RICHARD						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0810	CONCRETE A	6.50
2	0810	CONCRETE A	6.50

TOTAL OB/XF																
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	22	3			6.50	100	2016	2016	3	95	408	
2	0810	CONCRETE A	0	100	0	0			6.50	100	2016	2016	3	95	3,260	
TOTALS																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2016] W19 DCK=[YR=2016] N10 W12 S10 E12\$ W16 S12 W12 S32 E12 N2 FOP=[YR=2016] E16 FGR=[YR=2016] S5 E19 N23 W14 S2 W5 S16\$ N4 W16 S4\$ N4 E16 N12 E5 N2 E14 N24\$.	

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		PUD	0.00	0.00	1.00	LT		1.00	1.75	1.75	65,000.00	113,750.00	113,750							