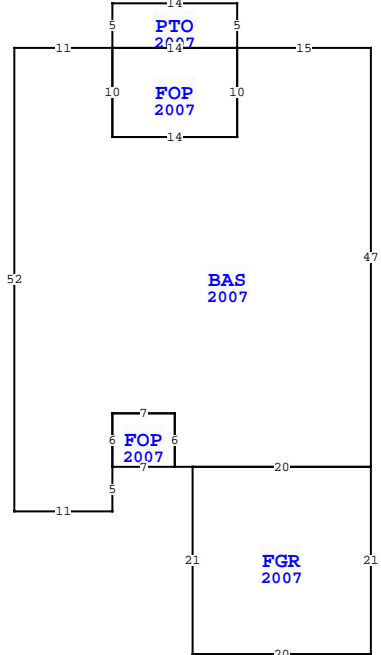




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	20 FACE BRICK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,043	109.3827	109.38	223,463	2007	2007	0	0	0	8.48	91.52
1 SINGLE FAM - 0% - 2025 Heated Area: 1753 HX Base Yr												



Quality					
DOR CODE	MAP NUM				
0100	SINGLE FAMILY				
04	04				
NEIGHBORHOOD/LOC 4038.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,753	100	2007	1,753	175,483
FGR	420	55	2007	231	23,124
FOP	42	30	2007	13	1,301
FOP	140	30	2007	42	4,204
PTO	70	5	2007	4	401
TOTALS	2,425			2,043	204,513

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
1	0810	CONCRETE A	0	0	34	3	SF	6.50	6.50	100	2007	2007
2	0810	CONCRETE A	0	0	37	16	SF	6.50	6.50	100	2007	2007

TOTAL OB/XF												
3,925												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00

UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
65,000.00	65,000.00	65,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		204,513	
TOTAL MARKET OB/XF VALUE		3,925	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		273,438	
SOH/AGL Deduction		0	
ASSESSED VALUE		273,438	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		273,438	
TOTAL JUST VALUE		273,438	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		263,689	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18750	NEW CONSTR	2,000	02/01/2007
M12455	H/AC	0	02/01/2007
C19320	CO ISSUED	0	01/01/2007
R10017	REPAIR/RRF	3,000	01/01/2007
B19320	NEW CONSTR	155,958	01/01/2007
P12022	NEW CONSTR	0	01/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2703/472	3/26/2024	WD Q	Q	I	01	305,000
GRANTOR: GAMBLE STEPHEN J & MA						
GRANTEE: YAMASA CO LTD						
1546/0895	1/16/2008	WD Q	Q	I		199,900
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: GAMBLE STEPHEN J &						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2007] W15 PTO=[YR=2007] N5W14S5E14 \$ FOP=[YR=2007] W14 S10E14 N10 \$ S10 W14N10W11 S52 E11 N5 FOP=[YR=2007] E7N6W7S6 \$ N6E7S6E2 FGR=[YR=2007] S21 E20N21W20S\$E20N47\$.												