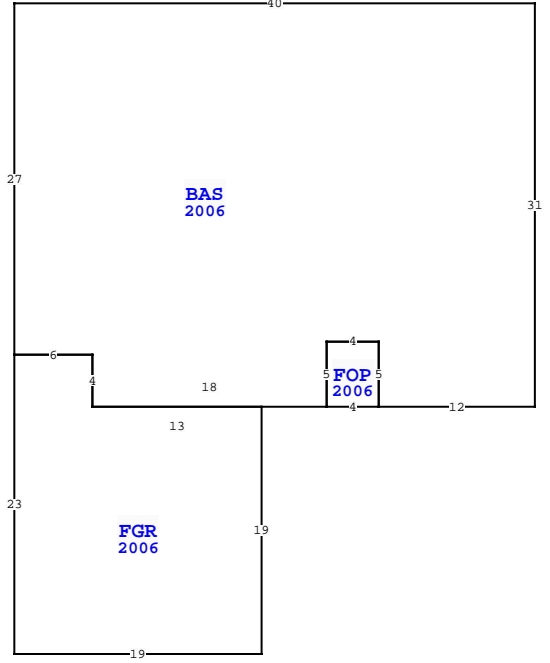


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 90	
Exterior Wall	21	STONE 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating 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	1,196	100	2006
FGR	385	55	2006
FOP	20	30	2006
TOTALS	1,601		
			1,414
			158,431

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% - 2022			Heated Area: 1196			HX Base Yr 2022						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			158,431
TOTAL MARKET OB/XF VALUE			7,329
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			230,760
SOH/AGL Deduction			29,090
ASSESSED VALUE			201,670
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			150,948
TOTAL JUST VALUE			230,760
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			220,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001010	(1) EXTR DOOR	0	02/01/2020
B18272	NEW CONSTR	112,992	10/04/2006
C18272	CO ISSUED	112,992	08/01/2006
E17967	ELEC OTHER	2,000	08/01/2006
M11980	MECH OTHER	0	08/01/2006
P11406	OTHER	0	08/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2487/1010	8/13/2021	WD	Q	I	01	237,500
GRANTOR: HAVRANEK BRADD L						
GRANTEE: LUCIO-SIMMONS SAMAN						
1761/0523	10/06/2011	QC	U	I	11	100
GRANTOR: HAVRANEK BRADD L & ME						
GRANTEE: HAVRANCK BRADD L						

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	0 100	12	35	420.00	SF	6.50	6.50	100	2006	2006
2	0810	CONCRETE A	0 100	42	19	798.00	SF	6.50	6.50	100	2006	2006
3	0810	CONCRETE A	0 100	31	3	93.00	SF	6.50	6.50	100	2006	2006

TOTAL OB/XF												
7,329												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
05/13/2025 MLU												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2006] N31 W40 S27 FGR=[YR=2006] S23 E19 N19 W13 N4 W6\$E6 S4 E18 FOP=[YR=2006] E4 N5 W4 S5\$N5 E4 S5 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	DPHT FACT
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00
TOTAL ADJ												
UNIT PRICE												
ADJ UNIT PRICE												
LAND VALUE												
OTHER ADJUSTMENTS AND NOTES												
YEAR												
DENSITY												
DECL												
FRZ												
YR												
CONSRV												