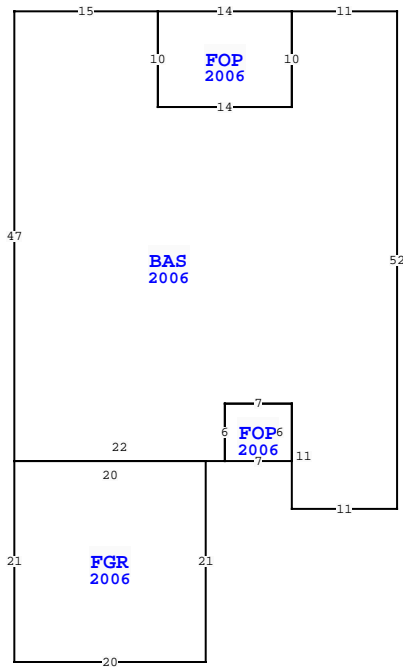




ELEMENT		CD	BUILDING CHARACTERISTICS		
			CONSTRUCTION		
Exterior Wall	05	AVERAGE	90		
Exterior Wall	21	STONE	10		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	70		
Interior Floor	08	SHT VINYL	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,753	100	2006	1,753	178,491
FGR	420	55	2006	231	23,521
FOP	42	30	2006	13	1,323
FOP	140	30	2006	42	4,276
TOTALS	2,355			2,039	207,612

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,039	111.3378	111.34	227,022	2006	2006	0	0	0	8.55	91.45
1 SINGLE FAM - 0% - 0 Heated Area: 1753 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	207,612		
TOTAL MARKET OB/XF VALUE	4,343		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	276,955		
SOH/AGL Deduction	20,337		
ASSESSED VALUE	256,618		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	256,618		
TOTAL JUST VALUE	276,955		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	267,148		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18468	CO ISSUED	156,156	09/01/2006
E18115	ELEC OTHER	2,000	09/01/2006
M12093	MECH OTHER	0	09/01/2006
R09676	REPAIR/RRF	3,000	09/01/2006
B18468	NEW CONSTR	156,156	09/01/2006
P11524	OTHER	0	09/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2097/1329	1/19/2017	CT	U	I	18	123,300
GRANTOR: CLERK OF COURTS						
GRANTEE: AH4R PROPERTIES LLC						
1458/1307	11/13/2006	WD	Q	I		213,300
GRANTOR: YOUNG AMERICAN HOMES						
GRANTEE: CARDONA MAMERTO & T						

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	0	5	14			70.00	100	2006	2006	3	86	391	
2	0810	CONCRETE A	0	0	38	16	SF	6.50	6.50	100	2006	2006	3	86	3,399	
3	0810	CONCRETE A	0	0	33	3	SF	6.50	6.50	100	2006	2006	3	86	553	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2006] N52 W11 FOP=[YR=2006] W14 S10 E14 N10S\$10 W14 N10 W15 S47 FGR=[YR=2006] S21 E20 N21 W20\$ E22 FOP=[YR=2006] E7 N6 W7 S6\$N6 E7 S11 E11\$.	

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								