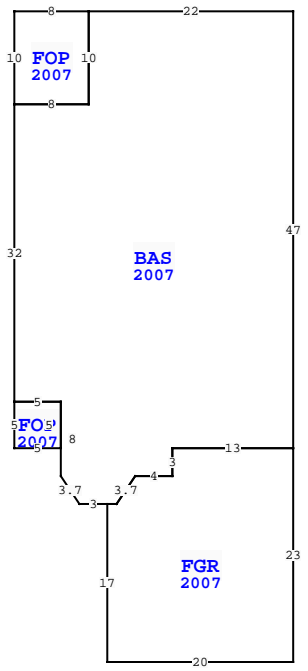




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	11	CLAY TILE 20	
Air Condition	03	CENTRAL 100	
Heating 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	1,359	100	2007
FGR	433	55	2007
FOP	25	30	2007
FOP	80	30	2007
TOTALS	1,897		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,629	120.4875	120.49	196,278	2007	2007	0	0	8.15	91.85
1 SINGLE FAM - 100% - 2008 Heated Area: 1359 HX Base Yr 2008											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			180,281
TOTAL MARKET OB/XF VALUE			4,954
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			250,235
SOH/AGL Deduction			124,825
ASSESSED VALUE			125,410
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			74,688
TOTAL JUST VALUE			250,235
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			240,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2108941	ROOF	9,760	07/08/2021
E19226	ELEC OTHER	1,950	05/01/2007
M12856	H/AC	0	04/01/2007
P12277	NEW CONSTR	0	04/01/2007
C19673	CO ISSUED	162,340	03/01/2007
R10223	REPAIR/RRF	1,500	03/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1516/1239	8/02/2007	WD Q	Q	I		159,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MORRIS ROBERT LEE						
1402/0012	4/06/2006	WD U	V	19		522,000
GRANTOR: HERON ISLES JOINT VEN						
GRANTEE: RICHMOND AMERICAN H						

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	100	48	16			768.00	SF	6.50	2007	2007	3	87	4,343
2	0810	CONCRETE A	0	100	36	3			108.00	SF	6.50	2007	2007	3	87	611

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2007] W22 FOP=[YR=2007] W8S10E8N10 \$ S10W8 S32 FOP=[YR=2007] S5E5N5W5\$ E5S8 D3 R2 E3 FGR=[YR=2007] S17 E20 N23W13S3 W4 L2 D3 W1\$ E1 U3 R2 E4N3E13 N47\$.	

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	1.00	1.00	65,000.00	65,000.00	65,000							