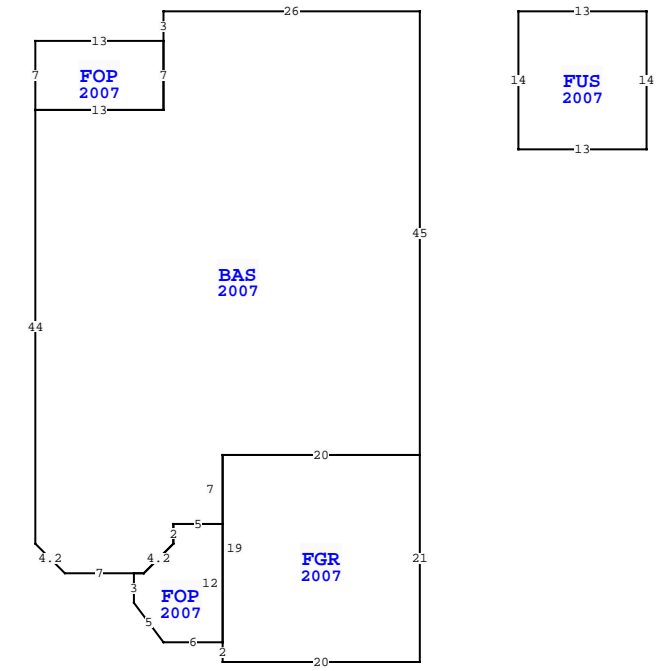




ELEMENT		CD	BUILDING CHARACTERISTICS	
CONSTRUCTION				
Exterior Wall	05	AVERAGE	70	
Exterior Wall	16	WD FR STUC	30	
Roof Structure	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	80	
Interior Floor	12	HARDWOOD	20	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	100	
Frame	02	WOOD FRAME	100	
Stories	1.5	1.5	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
BAS	1,819	100	2007	1,819
FGR	420	55	2007	231
FOP	87	30	2007	26
FOP	91	30	2007	27
FUS	182	100	2007	182
TOTALS	2,599			2,285
SUBAREA MARKET VALUE		230,865		

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%	- 2014		251,350	2007	2007	0	0	8.15	91.85
Heated Area: 2001						HX Base Yr 2014					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	230,865		
TOTAL MARKET OB/XF VALUE	3,897		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	299,762		
SOH/AGL Deduction	140,412		
ASSESSED VALUE	159,350		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	108,628		
TOTAL JUST VALUE	299,762		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	289,966		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18744	NEW CONSTR	1,900	02/01/2007
M12448	H/AC	0	02/01/2007
C19288	CO ISSUED	0	01/01/2007
R10002	REPAIR/RRF	1,500	01/01/2007
B19288	NEW CONSTR	227,340	01/01/2007
P12000	NEW CONSTR	0	01/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1854/1004	4/29/2013	WD Q	Q	I	02	117,000
GRANTOR: MCDONOUGH CHARLES E &						
GRANTEE: ALVARE STACY N & CH						
1497/0183	5/07/2007	WD Q	Q	I		213,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: MCDONOUGH CHARLES E						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	11	3	SF	6.50	6.50	100	2007
2	0810	CONCRETE A	0	100	41	16	SF	6.50	6.50	100	2007

TOTAL OB/XF												3,897	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							05/13/2025	MLU

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W26 S3 FOP=[YR=2007] W13S7 E13N7SS7W13 S44 D3 R3 E7 FOP=[YR=2007] S3 D4 R3 E6FGR=[YR=2007] S2 E20 N21W20S19N12W5S2 L3 D3 W1S E1 U3 R3 N2E5N7 E20N45S PTR=E10 FUS=[YR=2007] S14E13N14W13S W10S.											

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							