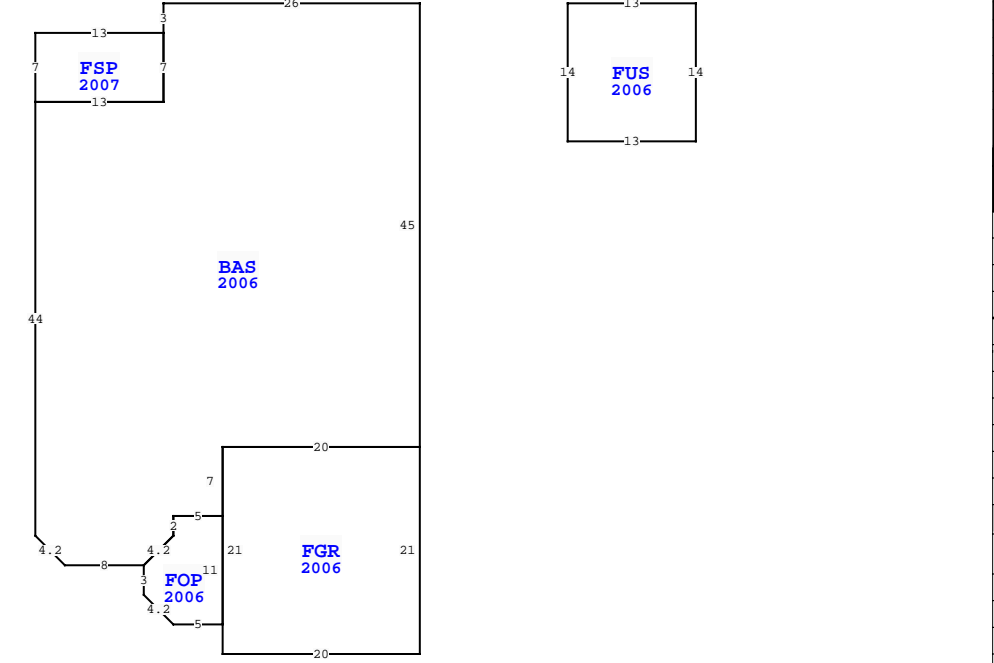


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.5	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
BAS	1,819	100	2006
FGR	420	55	2006
FOP	73	30	2006
FSP	91	40	2007
FUS	182	100	2006
TOTALS	2,585		
			2,290
			227,956

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,290	108.9711	108.97	249,541	2006	2006	0	0	0	8.65	91.35
1 SINGLE FAM - 0% - 0 Heated Area: 2001 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	227,956		
TOTAL MARKET OB/XF VALUE	5,553		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	298,509		
SOH/AGL Deduction	21,475		
ASSESSED VALUE	277,034		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	277,034		
TOTAL JUST VALUE	298,509		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	291,268		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2110414	REPAIR/RRF	17,123	09/01/2021
M10507	H/AC	0	10/01/2005
E15822	ELEC OTHER	1,500	09/01/2005
P10001	OTHER	0	09/01/2005
C15722	CO ISSUED	209,786	08/01/2005
R08002	REPAIR/RRF	1,500	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2396/0765	9/23/2020	WD Q	Q	I	01	195,000
GRANTOR: CATON SONYA L						
GRANTEE: SHALIMAR ESTATES II						
1407/1642	4/28/2006	WD Q	Q	I		225,400
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CATON SONYA 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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	40	16	640.00	SF	6.50	6.50	100	2006	2006	3	86	3,578	
2	0810	CONCRETE A	0	0	12	3	36.00	SF	6.50	6.50	100	2006	2006	3	86	201	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2007	2007	3	69	207	
4	0476	VF 6 SBPL	0	0	0	0	15.00	LF	32.00	32.00	100	2007	2007	3	69	331	
5	0476	VF 6 SBPL	0	0	0	0	112.00	LF	16.00	16.00	100	2007	2007	3	69	1,236	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FGR=[YR=2006] N21 BAS=[YR=2006] N45 W26 S3 FSP=[YR=2007] W13 S7 E13 N7\$S7W13S44 R3 D3 E8 FOP=[YR=2006] S3 R3 D3 E5 N11 W5 S2 L3 D3 \$ U3 R3 N2 E5 N7 E20\$W20 S21 E20\$ PTR=N66E15 FUS=[YR=2006] E13 S14 W13 N14\$ W15 S66\$.	

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								