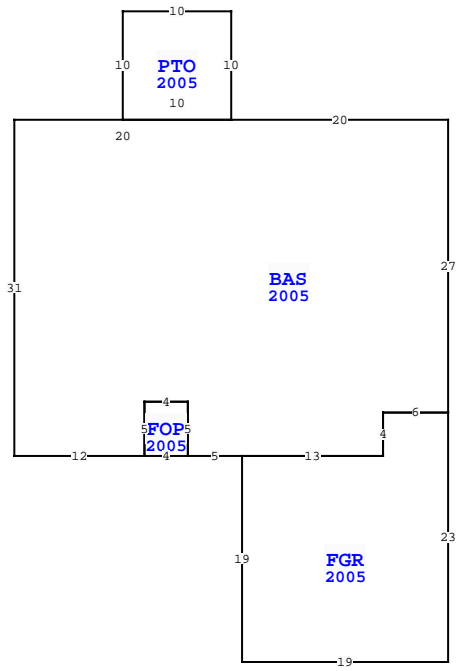




ELEMENT		CD	BUILDING CHARACTERISTICS	
			CONSTRUCTION	
Exterior Wall	05	AVERAGE	90	
Exterior Wall	21	STONE	10	
Roof Structure	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	70	
Interior Floor	08	SHT VINYL	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		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	TOT ADJ AREA
BAS	1,196	100	2005	1,196
FGR	385	55	2005	212
FOP	20	30	2005	6
PTO	100	5	2005	5
TOTALS	1,701			1,419
				157,722

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 0								
Heated Area: 1196						HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	STANDARD	
BUILDING MARKET VALUE	157,722		
TOTAL MARKET OB/XF VALUE	4,035		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	226,757		
SOH/AGL Deduction	16,825		
ASSESSED VALUE	209,932		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	209,932		
TOTAL JUST VALUE	226,757		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	217,370		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15468	ELEC OTHER	2,000	08/01/2005
M10080	MECH OTHER	0	08/01/2005
P0509641	NEW CONSTR	0	06/01/2005
R07523	REPAIR/RRF	3,000	04/01/2005
B15073	NEW CONSTR	93,534	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2223/1932	9/14/2018	WD	Q	I	01	158,000
GRANTOR: PODLACK HOLLY A						
GRANTEE: GORDON TINA GENINE						
2043/0127	4/28/2016	WD	Q	I	01	134,400
GRANTOR: HOBBS-HARDY REBECCA J						
GRANTEE: JANUS CHRISTINE A &						

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	SF	6.50	6.50	100	2005	2005	3	84	3,494	
2	0810	CONCRETE A	0	0	33	3	SF	6.50	6.50	100	2005	2005	3	84	541	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2005] W20PTO=[YR=2005] N10W10S10 E10SW20 S31E12FOP=[YR=2005] E4N5 W4 S5N5E4S5E5FGR=[YR=2005] S19E19N23W6 S4W13E13N4E6N27S.	

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							