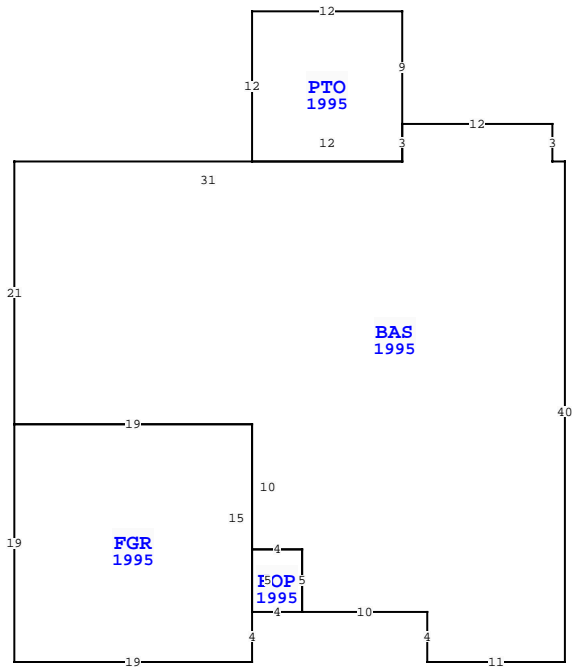




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories		1.	1. 100
Units		0	100
Occupancy	00	NONE	100
Quality	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4046.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,359	100	1995
FGR	361	55	1995
FOP	20	30	1995
PTO	144	5	1995
TOTALS	1,884		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,571	122.2980	122.30	192,133	1995	1995	0	0	14.25	85.75
1 SINGLE FAM - 100% - 2023										Heated Area: 1359	HX Base Yr 2023



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			164,754
TOTAL MARKET OB/XF VALUE			5,040
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			224,794
SOH/AGL Deduction			6,777
ASSESSED VALUE			218,017
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			167,295
TOTAL JUST VALUE			224,794
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			245,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01829	NEW CONSTR	51,983	03/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2531/0167	1/18/2022	WD	U	I	30	110,000
GRANTOR: FLEMING ARTHUR L JR &						
GRANTEE: FLEMING WILLIAM B						
0736/0201	8/09/1995	WD	Q	I		81,500
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: FLEMING ARTHUR JR &						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ PRICE
1	0500	FP-PRE FAB	3,500.00
2	0811	CONCRETE B	5.20

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	0811	CONCRETE B	0	100	0	673.00	SF	5.20	5.20	100	1995	1995	3	68	2,380	
TOTAL OB/XF 5,040																

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/10/2022	NW
		04/30/2025	MLU

BUILDING NOTES	
BAS=[YR=1995] W1 N3 W12 PTO=[YR=1995] N9 W12 S12 E12 N3\$ S3 W31 S21 FGR=[YR=1995] S19 E19 N4 FOP=[YR=1995] E4 N5 W4 S5\$ N15 W19\$ E19 S10 E4 S5 E10 S4 E11 N40\$.	

LAND DESCRIPTION		TOTAL OB/XF 5,040																						
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	55,000.00	55,000.00	55,000							