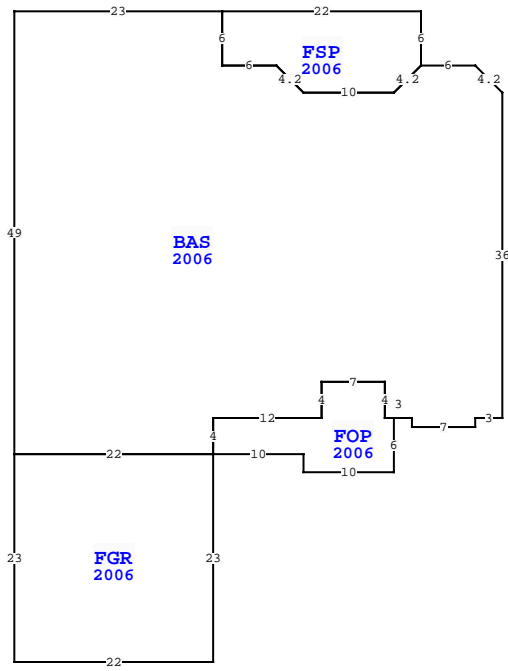




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	10 ABOVE AVG 70				
Exterior Wall	16 WD FR STUC 30				
Roof Structure	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LVT/LAMNT 60				
Interior Floor	14 CARPET 40				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	3 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
Occupancy	00 NONE 100				
Quality	01 Quality Level 01				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	4045.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,268	100	2006	2,268	267,472
FGR	506	55	2006	278	32,786
FOP	128	30	2006	38	4,482
FSP	171	40	2006	68	8,020
TOTALS	3,073			2,652	312,758

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,652	97.8048	129.10	342,373	2006	2006	0	0	8.65	91.35
1 SNGL FAM - 100% - 2024 Heated Area: 2268 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			312,758
TOTAL MARKET OB/XF VALUE			3,115
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			380,873
SOH/AGL Deduction			4,301
ASSESSED VALUE			376,572
TOTAL EXEMPTION VALUE	HX HB DX		55,722
BASE TAXABLE VALUE			320,850
TOTAL JUST VALUE			380,873
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			365,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15643	NEW CONSTR	242,736	01/19/2006
E15876	ELEC OTHER	2,000	10/01/2005
E15876	ELEC OTHER	2,000	09/01/2005
P09984	OTHER	0	09/01/2005
M10156	MECH OTHER	0	08/01/2005
R07933	REPAIR/RRF	4,550	07/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/1770	1/04/2023	WD Q	Q	I	01	420,000
GRANTOR: MUNDY SARAH R & MICHA						
GRANTEE: OLIVER DIANA						
2560/1990	4/29/2022	WD U	U	I	11	100
GRANTOR: LECONTE MICHAELE						
GRANTEE: LECONTE MICHAELE RE						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W23 S49 FGR=[YR=2006] S23 E22 N23 W22\$ E22	
FOP=[YR=2006] E10 S2 E10 N6 W1 N4 W7 S4 W12 S4\$ N4 E12 N4 E7	
S4 E3 S1 E7 N1 E3 N36 U3 L3 W6 FSP=[YR=2006] N6 W22 S6 E6	
R3 D3 E10 U3 R3\$ L3 D3 W10 U3 L3 W6 N6\$.	

LAND DESCRIPTION																								
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	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							