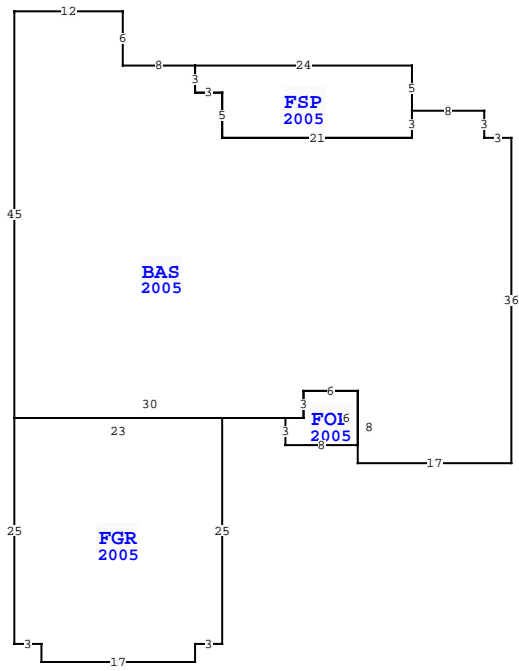




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	10		ABOVE AVG	70	
Exterior Wall	20		FACE BRICK	30	
Roof Structure	08		IRREGULAR	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	07		CORK/VTILE	70	
Interior Floor	11		CLAY TILE	30	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			4	100	
Bathrooms			2	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	2,043	100	2005	2,043	235,226
FGR	609	55	2005	335	38,571
FOP	42	30	2005	13	1,497
FSP	177	40	2005	71	8,175
TOTALS	2,871			2,462	283,468

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,462	97.5456	128.76	317,007	2005	2005	0	0	10.58	89.42
1 SNGL FAM - 100% - 2023										Heated Area: 2043	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			283,468
TOTAL MARKET OB/XF VALUE			4,512
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			352,980
SOH/AGL Deduction			3,333
ASSESSED VALUE			349,647
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			298,925
TOTAL JUST VALUE			352,980
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			339,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13291	NEW CONSTR	0	01/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2551/0239	3/21/2022	WD	U	I	11	100
GRANTOR: DANFORD JOSHUA A						
GRANTEE: DANFORD JONNILIN &						
2326/0506	12/16/2019	WD	Q	I	01	256,100
GRANTOR: BUCKTA DANIELLE M N/K						
GRANTEE: DANFORD JOSHUA 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	0812	CONCRETE C	0	100	0	0			4.00	100	2005	2005	3	84	4,512	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2005] W3 N3 W8 FSP=[YR=2005] S3 W21 N5 W3 N3 E24 S5\$ S3 W21 N5 W3 N3 W8 N6 W12 S45 FGR=[YR=2005] S25 E3 S2 E17 N2 E3 N25 W23\$ E30 FOP=[YR=2005] S3 E8 N6 W6 S3 W2\$ E2 N3 E6 S8 E17 N36\$.	

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	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							