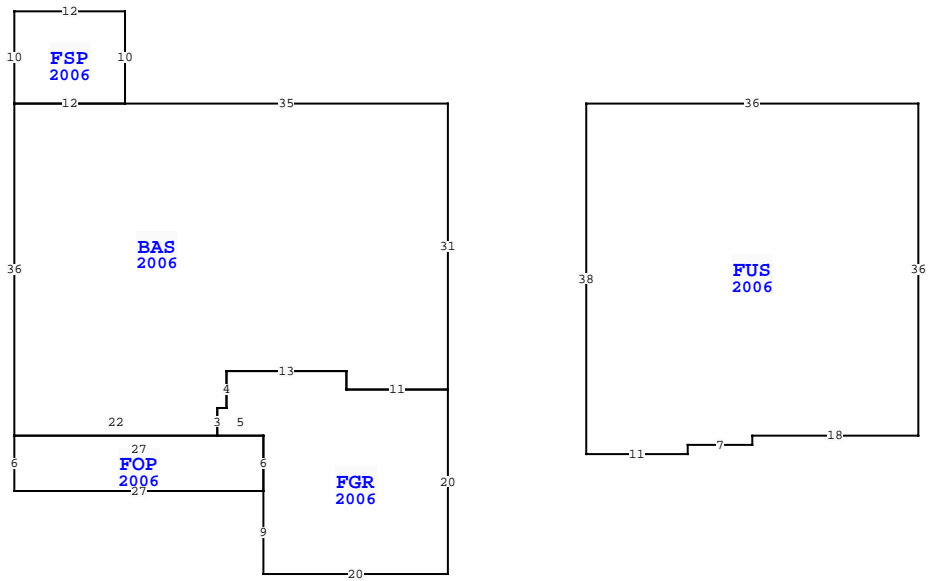


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	16 WD FR STUC 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 70				
Interior Floo	11 CLAY TILE 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2.5 100				
Frame	02 WOOD FRAME 100				
Stories	2. 2. 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	1,543	100	2006	1,543	173,269
FGR	449	55	2006	247	27,737
FOP	162	30	2006	49	5,503
FSP	120	40	2006	48	5,390
FUS	1,325	100	2006	1,325	148,790
TOTALS	3,599			3,212	360,689

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,212	93.4812	123.40	396,361	2006	2006	0	0	9.00	91.00
1 SNGL FAM - 0% - 2024 Heated Area: 2868 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	360,689		
TOTAL MARKET OB/XF VALUE	3,667		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	429,356		
SOH/AGL Deduction	0		
ASSESSED VALUE	429,356		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	429,356		
TOTAL JUST VALUE	429,356		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	412,130		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15671	NEW CONSTR	232,026	01/12/2006
E15519	ELEC OTHER	0	08/01/2005
M10151	MECH OTHER	0	08/01/2005
P09945	OTHER	0	08/01/2005
R07955	REPAIR/RRF	4,550	07/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/1906	11/01/2023	WD	Q	I	01	459,500
GRANTOR: KIM JAE K &						
GRANTEE: NORRIS PATRICIA ANN						
2106/0695	2/22/2017	WD	Q	I	02	233,000
GRANTOR: NIED ALICE & THOMAS C						
GRANTEE: KIM JAE K & ANNETTE						

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	0811	CONCRETE B	0	0	820.00	SF	5.20	5.20	100	2006	2006	3	86	3,667	

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=2006] W35 FSP=[YR=2006] N10 W12 S10 E12\$ W12 S36
 FOP=[YR=2006] S6 E27 FGR=[YR=2006] S9 E20 N20 W11 N2 W13 S4
 W1 S3 E5 S6\$ N6 W27\$ E22 N3 E1 N4 E13 S2 E11 N31\$ PTR=E15
 FUS=[YR=2006] E36 S36 W18 S1 W7 S1 W11 N38\$ W15\$.

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	DPHT 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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							