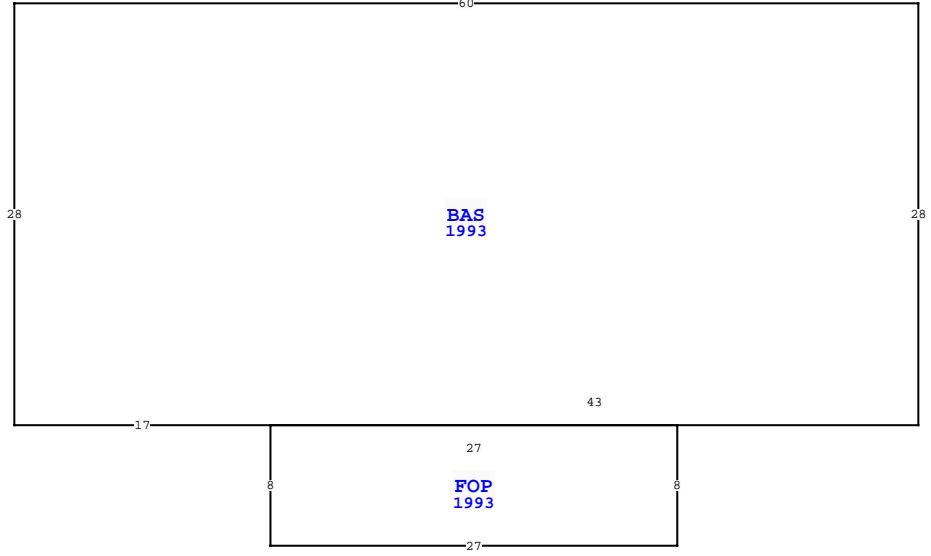


ELEMENT		CD		CONSTRUCTION	
Exterior Wall	16	WD FR STUC	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Occupancy	00	NONE	100		
Quality	03	Quality Level	03		
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	04		
NEIGHBORHOOD/LOC		4053.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1993	1,680	151,990
FOP	216	30	1993	65	5,881
TOTALS	1,896			1,745	157,870

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	- 100%	- 0		190,205	1990	1990		0	0	17.00	83.00	
Heated Area: 1680 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			157,870
TOTAL MARKET OB/XF VALUE			27,429
TOTAL LAND VALUE - MARKET			85,850
TOTAL MARKET VALUE			271,149
SOH/AGL Deduction			123,484
ASSESSED VALUE			147,665
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			91,943
TOTAL JUST VALUE			271,149
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			260,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25054	SWIM POOL	24,000	08/01/2011
B0109068	GARAGE	29,700	12/01/2001
R013741	REPAIR/RRF	3,000	12/01/2001
3407	H/AC	4,704	05/30/1990
6359	NEW CONSTR	55,964	03/19/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0593/0317	3/20/1990	WD Q	Q	V		14,000
GRANTOR: FREDERICK HAROLD SR						
GRANTEE: MORRIS JOHN JR & L						

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	0940	SHEDS/PORT	0	100	10	12		20.10	100	1998	1998	3	20	482	
2	0510	GARAGE WD-	0	100	30	30		35.00	100	2002	2002	3	29	9,135	
3	0810	CONCRETE A	0	100	10	20		6.50	100	1990	1990	3	57	741	
4	0810	CONCRETE A	0	100	0	0		6.50	100	2002	2002	3	80	1,529	
5	0866	POOL FIBER	0	100	22	10		72.00	100	2011	2011	3	45	7,128	
6	0855	CONC PAVER	0	100	0	0		10.00	100	2011	2011	3	91	4,987	
7	0855	CONC PAVER	0	100	34	12		10.00	100	2005	2005	3	84	3,427	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/08/2025	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W60 S28 E17 FOP=[YR=1993] S8 E27 N8 W27\$ E43 N28\$.													

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	100	0006	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,850							