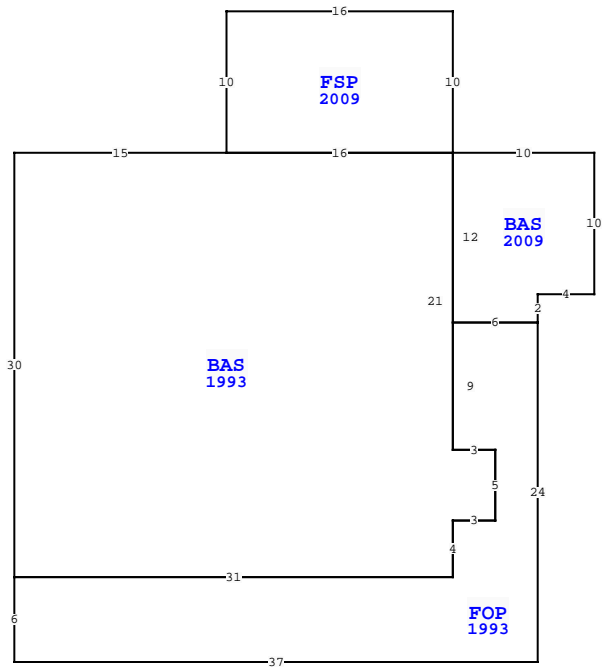


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 60	
Interior Floor	14	CARPET 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms	2	2 100	
Bathrooms	2	2 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units	0	0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4031.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	945	100	1993
BAS	112	100	2009
FOP	315	30	1993
FSP	160	40	2009
TOTALS	1,532		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,215	118.0000	118.00	143,370	1989	1989	0	0	17.50	82.50
1 SINGLE FAM - 100% - 2009 Heated Area: 1057 HX Base Yr 2009											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			118,280
TOTAL MARKET OB/XF VALUE			26,695
TOTAL LAND VALUE - MARKET			72,250
TOTAL MARKET VALUE			217,225
SOH/AGL Deduction			97,267
ASSESSED VALUE			119,958
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			69,236
TOTAL JUST VALUE			217,225
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			209,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6535	XFOB	15,300	06/15/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/0813	12/17/2007	WD	Q	I		195,000
GRANTOR: SPENCER ANGELA S & DA						
GRANTEE: WILLIAMS LARRY SHEL						
1261/1865	9/28/2004	QC	Q	I	01	100
GRANTOR: SPENCER ANGELA S LAMO						
GRANTEE: SPENCER ANGELA S &						

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	0810	CONCRETE A	0	100	18	20			6.50	100	1989	1989	3	54.5	1,275	
2	0810	CONCRETE A	0	100	0	0	SF	6.50	6.50	100	1995	1995	3	68	2,740	
3	0510	GARAGE WD-	0	100	18	20	SF	35.00	35.00	100	2011	2011	3	60	7,560	
4	0510	GARAGE WD-	0	100	24	30	SF	35.00	35.00	100	2011	2011	3	60	15,120	
TOTALS												1,215	118,280			

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE	04/11/2025	MLU	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS			
BAS=[YR=2009] W10 FSP=[YR=2009] N10 W16 S10 BAS=[YR=1993] W15 S30 FOP=[YR=1993] S6 E37 N24 W6 S9 E3 S5 W3 S4 W31\$ E31 N4 E3 N5 W3 N21 W16\$ E16\$ S12 E6 N2 E4 N10\$.			

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	DPTH 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		OR	0.00	0.00	0.85	AC		1.00	1.00	1.00	85,000.00	85,000.00	72,250							