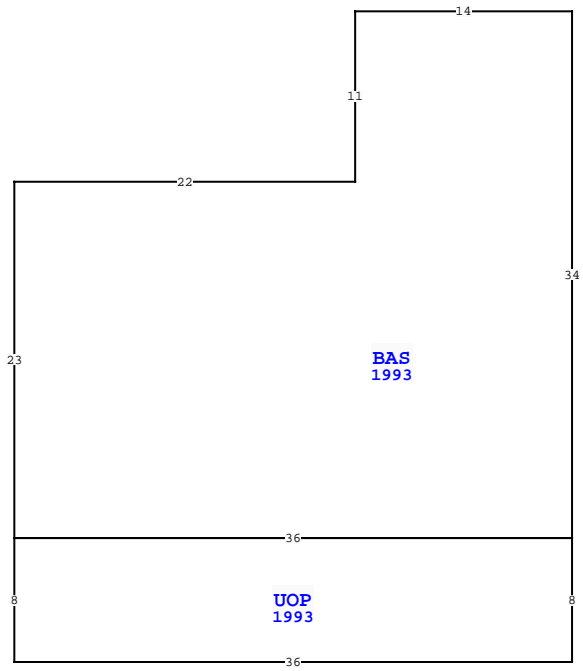




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	05	AVERAGE	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		1	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
BUD8 Adjustme	04	DIST 01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	982	100	1993	982	91,351
UOP	288	20	1993	58	5,395
TOTALS	1,270			1,040	96,747

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,040	115.5600	115.56	120,182	1950	1975	0	0	19.50	80.50
1 SINGLE FAM - 100% - 0 Heated Area: 982 HX Base Yr 1993											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			96,747
TOTAL MARKET OB/XF VALUE			3,193
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			184,940
SOH/AGL Deduction			127,788
ASSESSED VALUE			57,152
TOTAL EXEMPTION VALUE	HX HB		32,152
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			184,940
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			175,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1707974	H/AC	0	12/01/2017
93-0135	REPAIR/RRF	540	11/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0665/1918	9/01/1992	WD	Q	I		34,000
GRANTOR: JOHNSON DON & WINNIE						
GRANTEE: CONNER CHARLIE L						
0133/0297	1/01/1972	TA	U	I		8,000
GRANTOR:						
GRANTEE:						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W14 S11 W22 S23 UOP=[YR=1993] S8 E36 N8 W36\$ E36 N34 \$.	

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	0		1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0681	POLE SHED	0	100	19	29		551.00	SF	15.00	15.00	100	1990	1990	3	20	1,653	
TOTALS															3,193			

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	000100	C	RES	100	0006	RMH	200.00	193.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							