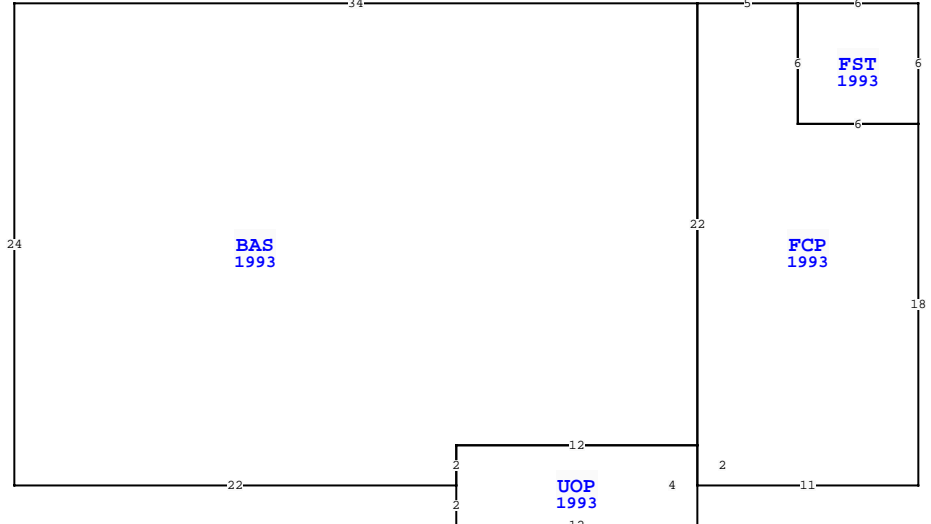


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 90
Exterior Wall	16	WD FR STUC 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floor	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		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
BAS	792	100
FCP	228	25
FST	36	55
UOP	48	20
TOTALS	1,104	879

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1												
1 SINGLE FAM - 100% - 2016 Heated Area: 792 HX Base Yr 2016												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			40,462
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			112,200
TOTAL MARKET VALUE			152,662
SOH/AGL Deduction			89,959
ASSESSED VALUE			62,703
TOTAL EXEMPTION VALUE	HX HB		37,703
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			152,662
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			144,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R970631	REPAIR/RRF	1,500	07/01/1997
8228	CHNGE SRVC	0	06/11/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2708/315	4/25/2024	QC	U	I	11	100
GRANTOR: DEAL KENNETH R L/E						
GRANTEE: DEAL KENNETH R						
2524/1790	12/21/2021	LE	U	I	11	100
GRANTOR: DEAL KENNETH R						
GRANTEE: LITTLE CHRISTY J						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W34 S24 E22 UOP=[YR=1993] S2 E12 N4 W12 S2 \$ N2 E12 FCP=[YR=1993] S2 E11 N18 FST=[YR=1993] N6 W6 S6E6\$ W6 N6 W5 S22 \$ N22\$ .	

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

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	0005	RMH	200.00	287.00	1.32	AC		1.00	1.00	1.00	85,000.00	85,000.00	112,200								