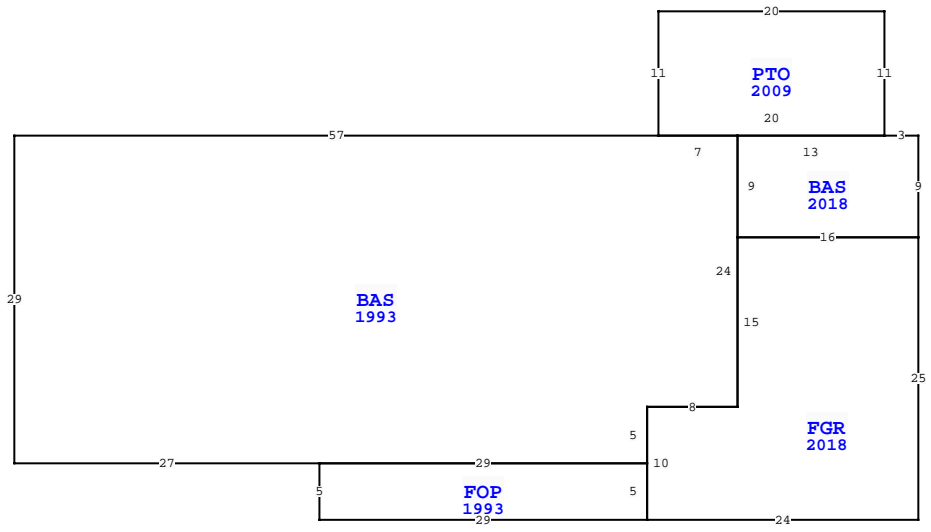




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC		4031.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,816	100
BAS	144	100
FGR	480	55
FOP	145	30
PTO	220	5
TOTALS	2,805	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,279	107.6236	142.06	323,755	1977	2005	0	0	13.73	86.27
1 SNGL FAM - 100% - 2022 Heated Area: 1960 HX Base Yr 2022											



NASSAU COUNTY PROPERTY			PAGE 1 of 2	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE			297,976	
TOTAL MARKET OB/XF VALUE			10,282	
TOTAL LAND VALUE - MARKET			77,350	
TOTAL MARKET VALUE			385,608	
SOH/AGL Deduction			75,901	
ASSESSED VALUE			309,707	
TOTAL EXEMPTION VALUE			55,722	
BASE TAXABLE VALUE			253,985	
TOTAL JUST VALUE			385,608	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			367,779	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1905884	GARAGE	40,933	08/01/2019
B1802269	REMODEL	45,000	03/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0099	1/18/2023	LE	U	I	11	100
GRANTOR: SULLIVAN CYNTHIA ANN						
GRANTEE: THOMAS WILLIAM E						
2468/1538	6/08/2021	WD	Q	I	01	354,000
GRANTOR: RAMPEY WADE HAMILTON						
GRANTEE: SULLIVAN CYNTHIA A						

EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT
1	0810	CONCRETE A	0 100	34 3	102.00	SF 6.50
2	0811	CONCRETE B	0 100	0 0	936.00	SF 5.20
3	0810	CONCRETE A	0 100	65 4	260.00	SF 6.50
4	0810	CONCRETE A	0 100	26 20	520.00	SF 6.50

BLD DATE	03/03/2023	NW	LGL DATE	04/11/2025	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W3 PTO=[YR=2009] N11 W20 S11 BAS=[YR=1993] W57 S29 E27 FOP=[YR=1993] S5E29 FGR=[YR=2018] E24 N25 W16 S15 W8 S10\$ N5 W29\$ E29 N5 E8 N24 W7\$ E20\$ W13 S9 E16 N9\$.									

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		RMH	0.00	0.00	0.91	AC		1.00	1.00	1.00	85,000.00	85,000.00	77,350							

