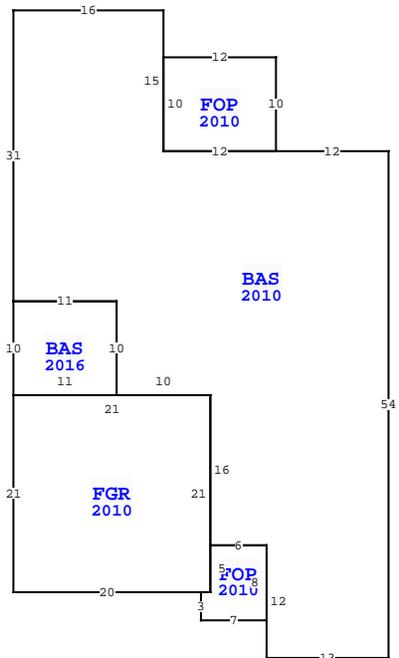


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	80
Exterior Wall	16	WD FR STUC	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	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	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4068.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,630	100	2010
BAS	110	100	2016
FGR	441	55	2010
FOP	51	30	2010
FOP	120	30	2010
TOTALS	2,352		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1		2,034	119.1190	119.12	242,290		2010		0	6.60	93.40
1 SINGLE FAM - 100% - 2011											
Heated Area: 1740											
HX Base Yr 2011											



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY	Tax Group: 4	STANDARD
BUILDING MARKET VALUE	Tax Dist:	
TOTAL MARKET OB/XF VALUE		226,299
TOTAL LAND VALUE - MARKET		5,208
TOTAL MARKET VALUE		85,000
SOH/AGL Deduction		316,507
ASSESSED VALUE		151,486
TOTAL EXEMPTION VALUE	HX HB	165,021
BASE TAXABLE VALUE		50,722
TOTAL JUST VALUE		114,299
NCON VALUE		316,507
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		296,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326989	REMODEL	0	03/01/2013
C22908	CO ISSUED	0	03/10/2010
M14907	H/AC	0	11/01/2009
E0922199	ELEC OTHER	1,800	10/01/2009
P0913972	OTHER	0	10/01/2009
R0912116	REPAIR/RRF	1,400	10/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2425/0393	1/10/2021	QC	U	I	11	100
GRANTOR: EATON CRISTINA A N/K/						
GRANTEE: DUFFY CRISTINA ANN						
1668/0910	3/19/2010	WD	Q	I	01	162,200
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: EATON CRISTINA A						

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	0811	CONCRETE B	0	100	0	670.00	SF	5.20	5.20	100	2010	2010	3	90	3,136	
2	0476	VF 6 SBPL	0	100	0	78.00	LF	32.00	32.00	100	2013	2013	3	83	2,072	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/25/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2010] W12 FOP=[YR=2010] N10 W12 S10 E12 \$ W12 N15 W16 S31 BAS=[YR=2016] S10 FGR=[YR=2010] S21 E20 FOP=[YR=2010] S3 E7 N8 W6 S5 W1 \$ E1 N21 W21\$ E11 N10 W11\$ E11 S10 E10 S16 E6 S12 E13 N54 \$ .	

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	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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							