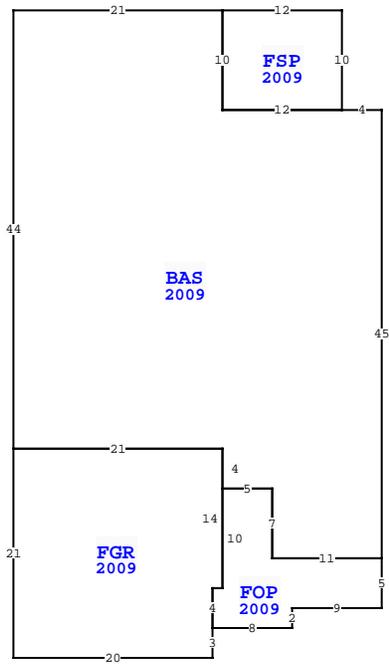


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,609	100	2009
FGR	434	55	2009
FOP	133	30	2009
FSP	120	40	2009
TOTALS	2,296		
		1,936	217,959

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,936	121.7062	121.71	235,631	2009	2009	0	0	7.50	92.50
1 SINGLE FAM - 100% - 2021										Heated Area: 1609	
										HX Base Yr 2021	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		217,959	
TOTAL MARKET OB/XF VALUE		8,185	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		311,144	
SOH/AGL Deduction		104,777	
ASSESSED VALUE		206,367	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		155,645	
TOTAL JUST VALUE		311,144	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		291,475	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P17?	HT WTR HTR	0	03/01/2017
C21866	CO ISSUED	0	02/25/2009
E21368	NEW CONSTR	2,200	11/01/2008
M14207	H/AC	0	10/01/2008
R11530	REPAIR/RRF	1,500	09/01/2008
B21866	NEW CONSTR	203,065	09/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2406/1648	10/29/2020	WD	Q	I	02	210,000
GRANTOR: ABREW ROBERT D REVOCA						
GRANTEE: HULSE ALISON						
2265/1801	3/13/2019	QC	U	I	11	100
GRANTOR: ABREW ROBERT W						
GRANTEE: ABREW ROBERT D ET A						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2009] W4 FSP=[YR=2009] N10 W12 S10 E12 \$ W12 N10 W21 S44 FGR=[YR=2009] S21 E20 N3 FOP=[YR=2009] E8 N2 E9 N5 W11 N7 W5 S10 W1 S4 \$ N4 E1 N14 W21 \$ E21 S4 E5 S7 E11 N45 \$	

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	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	92	3,220	
2	0811	CONCRETE B	0	100	0	577.00	SF	5.20	5.20	100	2009	2009	3	89	2,670	
3	0476	VF 6 SBPL	0	100	0	75.00	LF	32.00	32.00	100	2014	2014	3	85	2,040	
4	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2014	2014	3	85	255	
<b>TOTAL OB/XF</b>															8,185	

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