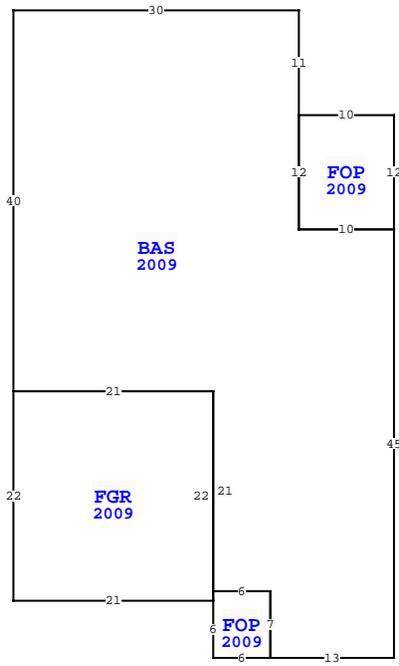


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	80
Exterior Wall	16	WD FR STUC	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMNT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,860	100	2009
FGR	462	55	2009
FOP	42	30	2009
FOP	120	30	2009
TOTALS	2,484		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,163	115.9928	115.99	250,886	2009	2009	0	0	7.10	92.90
1 SINGLE FAM - 50% - 2024 Heated Area: 1860 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			233,073
TOTAL MARKET OB/XF VALUE			5,404
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			323,477
SOH/AGL Deduction			5,777
ASSESSED VALUE			317,700
TOTAL EXEMPTION VALUE	HA HAB		50,722
BASE TAXABLE VALUE			266,978
TOTAL JUST VALUE			323,477
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			303,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22574	CO ISSUED	0	09/08/2009
E21899	ELEC OTHER	1,800	07/01/2009
M14657	MECH OTHER	0	07/01/2009
B22574	NEW CONSTR	172,330	06/01/2009
P13810	OTHER	0	06/01/2009
R11925	REPAIR/RRF	1,500	06/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2548/0079	3/12/2022	QC	U	I	11	100
GRANTOR: ROBERTSON MARY F						
GRANTEE: LIPKA LISA & MICHEL						
2396/0915	9/29/2020	WD	Q	I	01	250,000
GRANTOR: BURTON LYNN C						
GRANTEE: ROBERTSON MARY F						

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	50 0	718.00	SF	5.20	5.20	100	2009	2009	3	89	3,323	
2	0476	VF 6 SBPL	0	50 0	74.00	LF	32.00	32.00	100	2011	2011	3	78	1,847	
3	0470	VNVL GATE	0	50 0	1.00	UT	300.00	300.00	100	2011	2011	3	78	234	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2009] W10 BAS=[YR=2009] N11 W30 S40 FGR=[YR=2009] S22 E21 FOP=[YR=2009] S6 E6 N7 W6 S1 \$ N22 W21 \$ E21 S21 E6 S7 E13 N45 W10 N12 \$ S12 E10 N12 \$.	

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	50	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							