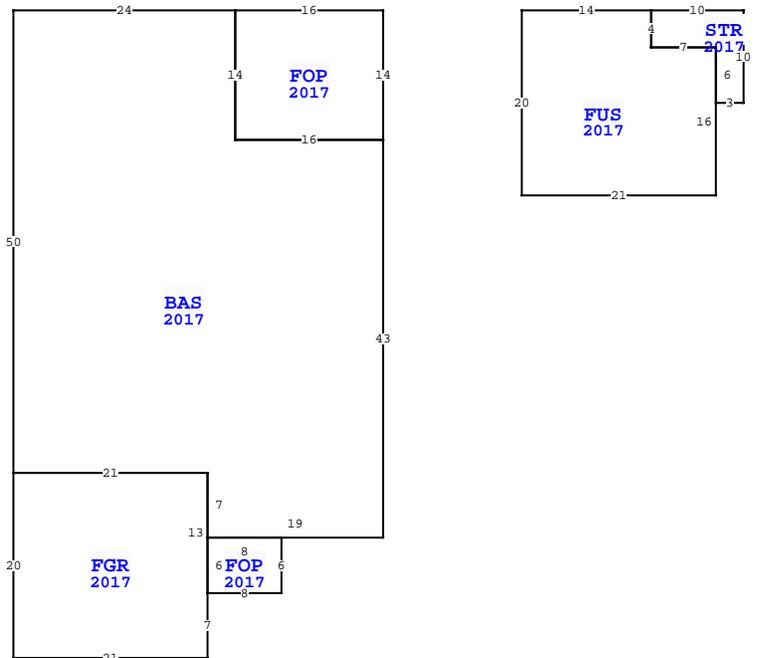


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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	1,909	100	2017
FGR	420	55	2017
FOP	48	30	2017
FOP	224	30	2017
FUS	392	100	2017
STR	58	10	2017
TOTALS	3,051		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,619	116.1600	116.16	304,223	2017	2017	0	0	0	3.00
1 SINGLE FAM - 100% - 2025 Heated Area: 2301 HX Base Yr 2025											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			295,096
TOTAL MARKET OB/XF VALUE			7,937
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			388,033
SOH/AGL Deduction			0
ASSESSED VALUE			388,033
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			332,311
TOTAL JUST VALUE			388,033
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			364,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701969	CO ISSUED	0	08/22/2017
B1701969	NEW CONSTR	286,053	03/10/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2729/506	7/22/2024	WD Q	Q	I	01	450,000
GRANTOR: ROBERTS WILLIAM & LAU						
GRANTEE: WILLIAMS ANTHONY						
2576/0127	7/06/2022	WD Q	Q	I	01	385,000
GRANTOR: FERTGUS JAMES R III &						
GRANTEE: ROBERTS WILLIAM & L						

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	0		541.00	5.20	100	2017	2017	3	96	2,701	
2	0810	CONCRETE A	0	100	0	0		48.00	6.50	100	2017	2017	3	96	300	
3	0476	VF 6 SBPL	0	100	0	0		162.00	32.00	100	2017	2017	3	90	4,666	
4	0470	VNYL GATE	0	100	0	0		1.00	300.00	100	2017	2017	3	90	270	

TOTAL OB/XF												7,937					
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
						04/25/2025	MLU										

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2017] W16 BAS=[YR=2017] W24 S50 FGR=[YR=2017] S20 E21 N7 FOP=[YR=2017] E8 N6 W8 S6\$ N13 W21\$ E21 S7 E19 N43 W16 N14\$ S14 E16 N14\$ PTR= E15 FUS=[YR=2017] E14 STR=[YR=2017] E10 S10 W3 N6 W7 N4\$ S4 E7 S16 W21 N20\$ W15\$.											

LAND DESCRIPTION												TOTAL OB/XF												7,937					
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												