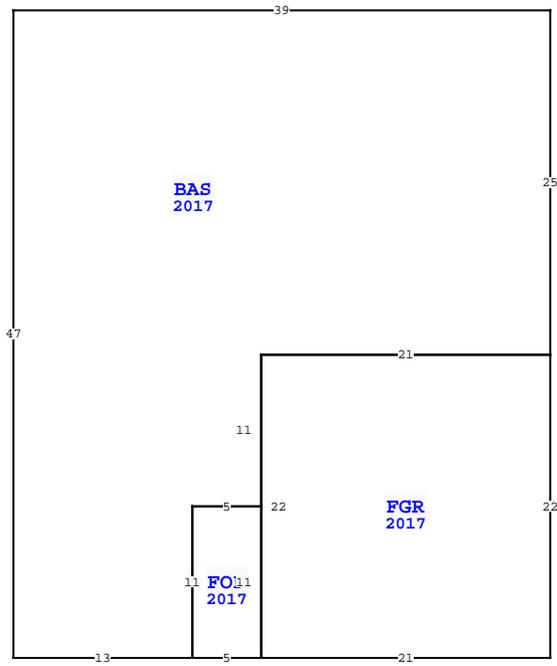


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,316	100	2017
FGR	462	55	2017
POP	55	30	2017
TOTALS	1,833		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,586	125.6640	125.66	199,297	2017	2017	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2024 Heated Area: 1316 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			193,318
TOTAL MARKET OB/XF VALUE			4,623
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			282,941
SOH/AGL Deduction			11,003
ASSESSED VALUE			271,938
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			221,216
TOTAL JUST VALUE			282,941
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			264,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1733636	CO ISSUED	0	11/20/2017
B1633636	NEW CONSTR	169,280	12/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/1196	4/06/2023	WD Q	Q	I	01	300,000
GRANTOR: BEAN SHERRY T & MARK						
GRANTEE: SPENCER ABIGAIL RAE						
2468/0713	6/07/2021	WD Q	Q	I	02	235,000
GRANTOR: RODEFFER CYNTHIA J						
GRANTEE: BEAN SHERRY T & MAR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	896.00	SF	5.20	5.20	100	2017
2	0810	CONCRETE A	0	100	0	24.00	SF	6.50	6.50	100	2017
TOTALS											

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

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2017] W39 S47 E13 POP=[YR=2017] E5 FGR=[YR=2017] E21 N22 W21 S22\$ N11 W5 S11\$ N11 E5 N11 E21 N25\$.											

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	DPHT 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							