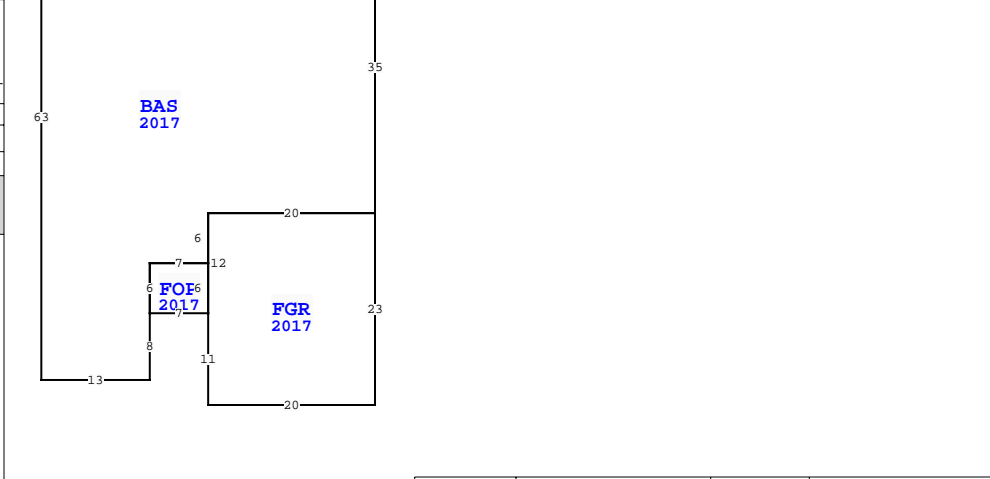


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,020	117.5020	117.50	237,350	2017	2017	0	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2023 Heated Area: 1707 HX Base Yr 2023												



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	0810	CONCRETE A	0	100	19	3		57.00	SF	6.50				356	
2	0811	CONCRETE B	0	100	0	0		568.00	SF	5.20				2,835	

TOTALS		2,617		2,020	230,230
--------	--	-------	--	-------	---------

TOTAL OB/XF												
3,191												

LAND DESCRIPTION																								
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							

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			230,230
TOTAL MARKET OB/XF VALUE			3,191
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			318,421
SOH/AGL Deduction			34,736
ASSESSED VALUE			283,685
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			232,963
TOTAL JUST VALUE			318,421
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			298,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705251	CO ISSUED	0	11/30/2017
B1705251	NEW CONSTR	218,695	06/13/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2590/0988	9/14/2022	WD	U	I	11	100
GRANTOR: SWEETING ROBERT M						
GRANTEE: SWEETING IAN NEVEAL						
2564/1663	4/15/2022	QC	U	I	11	150,900
GRANTOR: SWEETING MILLICENT W						
GRANTEE: SWEETING ROBERT M						

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2017;ORIG=0,0] W12 S5 D3L3 W11 N16 W14 S63 E13 N8 N6 E7 N6 E20 N35 \$												
FGR=[YR=2017;ORIG=-20,47] S11 E20 N23 W20 S12 \$												
POP=[YR=2017;ORIG=-12,0] W14 S8 E11 U3R3 N5 \$												
FOP=[YR=2017;ORIG=-27,47] E7 N6 W7 S6 \$												
PTO=[YR=2024;ORIG=-26,-20] E15 S20 W15 N20 \$												