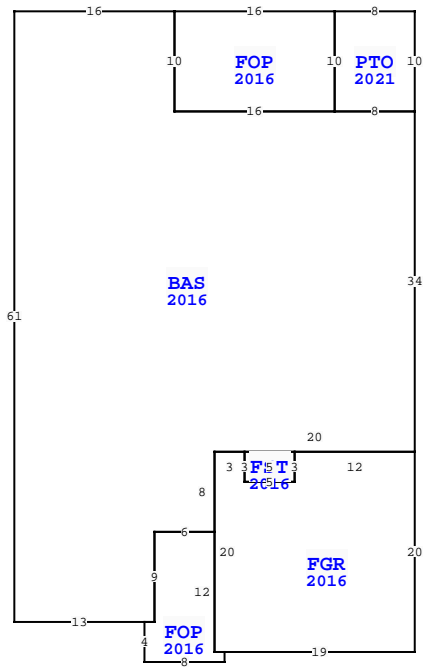




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD	70		
Exterior Wall	16	WD FR STUC	30		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	11	CLAY TILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR 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	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC	4035.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,806	100	2016	1,806	216,901
FGR	385	55	2016	212	25,461
FOP	83	30	2016	25	3,002
FOP	160	30	2016	48	5,765
FST	15	55	2016	8	961
PTO	80	5	2021	4	481
TOTALS	2,529			2,103	252,571

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,103	124.6462	124.65	262,139	2016	2016	0	0	0	3.65	96.35
1 SINGLE FAM - 0% - 0										Heated Area: 1806	HX Base Yr	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			252,571
TOTAL MARKET OB/XF VALUE			3,576
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			341,147
SOH/AGL Deduction			46,885
ASSESSED VALUE			294,262
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			294,262
TOTAL JUST VALUE			341,147
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			319,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632534	CO ISSUED	0	10/28/2016
B1632534	NEW CONSTR	226,229	06/20/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2760/606	12/20/2024	WD	U	I	11	100
GRANTOR: CLAPPER LUTHER E & LO						
GRANTEE: CLAPPER FAMILY TRUS						
2316/0015	10/28/2019	WD	Q	I	01	265,500
GRANTOR: HARVILLE ROBIN D & MI						
GRANTEE: CLAPPER LUTHER E &						

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	0	9	3			27.00	SF	6.50	6.50	100	2016	2016	3	95	167	
2	0810	CONCRETE A	0	0	0	0			552.00	SF	6.50	6.50	100	2016	2016	3	95	3,409	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2016;ORIG=0,0] W8 W16 N10 W16 S61 E13 E1 N9 E6 N8 E20 N34 \$	
FGR=[YR=2016;ORIG=-19,54] E19 N20 W12 S3 W5 N3 W3 S20 E1 \$	
FOP=[YR=2016;ORIG=-8,0] N10 W16 S10 E16 \$	
FOP=[YR=2016;ORIG=-27,51] S4 E8 N1 W1 N12 W6 S9 W1 \$	
FST=[YR=2016;ORIG=-12,34] W5 S3 E5 N3 \$	
PTO=[YR=2021;ORIG=-8,-10] E8 S10 W8 N10 \$	

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	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							