

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC		4005.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,234	100
UCP	350	20
UOP	160	20
TOTALS	1,744	

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1																								
1 SINGLE FAM - 50% - 2022																								
Heated Area: 1234																								
HX Base Yr 2022																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/09/2025</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/09/2025	MLU
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			109,418
TOTAL MARKET OB/XF VALUE			2,457
TOTAL LAND VALUE - MARKET			198,000
TOTAL MARKET VALUE			309,875
SOH/AGL Deduction			49,249
ASSESSED VALUE			260,626
TOTAL EXEMPTION VALUE	VX VP HA HAB SX		167,683
BASE TAXABLE VALUE			92,943
TOTAL JUST VALUE			309,875
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			255,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001504	REPAIR/RRF	8,000	01/26/2022
5702	CHNGE SRVC	0	02/09/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W6 N8 W16 S8 W24 S26 E20 UOP=[YR=1993] S8 E20 N8 UCP=[YR=1993] E16 N26 W10S11 W6 S15\$ W20\$ E20 N15 E6 N11\$.

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	0510	GARAGE WD-	0	50	18	26		468.00	SF	26.25	26.25	100	1970	1970	3	20	2,457	

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		RSF-2100.00	178.00	178.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000								
2	000100	C	RES	50		RSF-2200.00	186.00	186.00	2.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	120,000								
3	000100	C	RES	50		RSF-2100.00	195.00	195.00	1.00	LT		1.00	1.00	0.30	60,000.00	18,000.00	18,000								