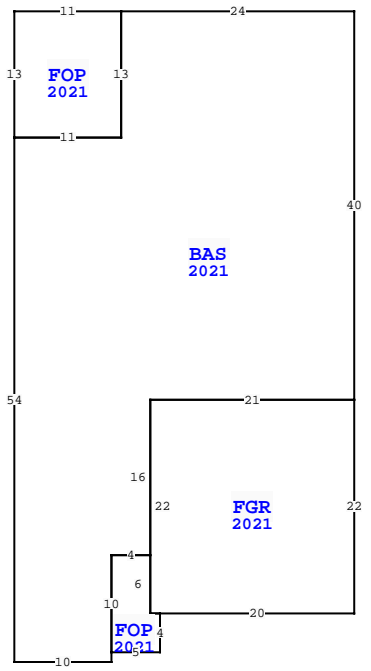




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMMT 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
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	4068.100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,591	100	2021
FGR	462	55	2021
FOP	44	30	2021
FOP	143	30	2021
TOTALS	2,240		

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 - 100% - 2022 Heated Area: 1591 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			225,199
TOTAL MARKET OB/XF VALUE			8,305
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			318,504
SOH/AGL Deduction			135,639
ASSESSED VALUE			182,865
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			127,143
TOTAL JUST VALUE			318,504
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			298,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006591	CO ISSUED	0	02/08/2021
B2006591	NEW CONSTR	222,450	09/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/1305	3/22/2022	WD	U	I	11	100

GRANTOR: BILKA JOANN WOODY
GRANTEE: JOANNE'S TRUST
2437/1969 2/09/2021 SW Q I 02 258,200
GRANTOR: RICHMOND AMERICAN HOM
GRANTEE: BILKA JOANN WOODY

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	6	3	18.00	SF	6.50	6.50	100	2021	2021	3	99	116	
2	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20	5.20	100	2021	2021	3	99	3,089	
3	0476	VF 6 SBPL	0	100	0	0	84.00	LF	32.00	32.00	100	2021	2021	3	96	2,580	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	
5	0462	ST/AL FNC	0	100	60	0	240.00	SF	10.00	10.00	100	2021	2021	3	93	2,232	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] W24 FOP=[YR=2021] W11 S13 E11 N13\$ S13 W11 S54 E10 N1 FOP=[YR=2021] E5 N4 FGR=[YR=2021] E20 N22 W21 S22 E1\$ W1 N6 W4 S10\$ N10 E4 N16 E21 N40\$.	

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							