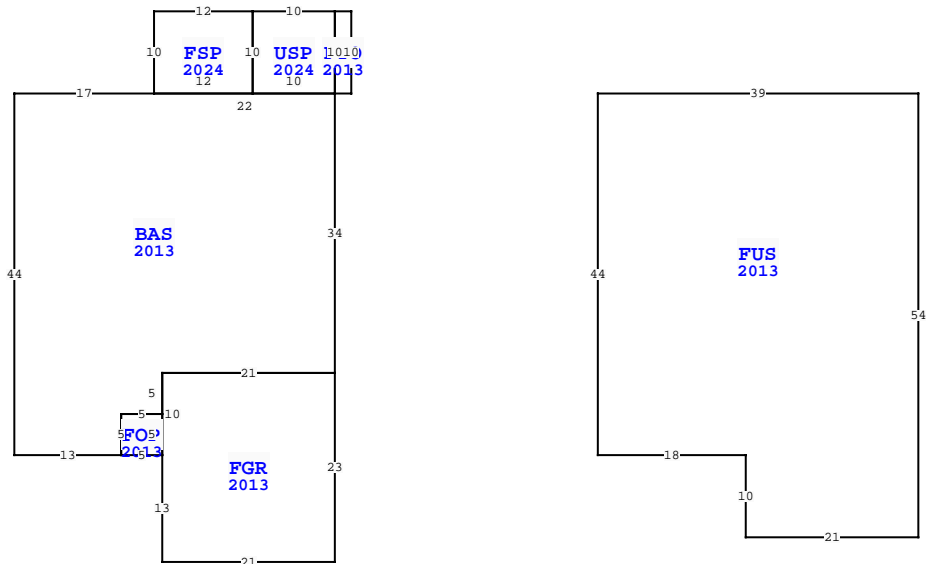


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	4063.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,481	100
FGR	483	55
FOP	25	30
FSP	120	40
FUS	1,926	100
PTO	20	5
USP	100	30
TOTALS	4,155	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2023		405,742	2013	2013	0	0	0	5.50
Heated Area: 3407 HX Base Yr 2023											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			383,426
TOTAL MARKET OB/XF VALUE			34,400
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			542,826
SOH/AGL Deduction			27,672
ASSESSED VALUE			515,154
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			464,432
TOTAL JUST VALUE			542,826
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			504,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230006444	POOL		05/18/2023
B1327014	CO ISSUED	0	09/25/2013
B1327014	NEW CONSTR	0	03/01/2013
P1316478	NEW CONSTR	0	03/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2559/1706	4/29/2022	WD	Q	I	01	495,000
GRANTOR: WALL STEPHEN ALLEN &						
GRANTEE: FUHRMANN DANIEL J &						
2231/0194	10/15/2018	WD	Q	I	01	300,000
GRANTOR: WESTWIND REAL ESTATE						
GRANTEE: WALL STEPHEN ALLEN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0811	CONCRETE B	0	100	0	0	911.00	SF	5.20	5.20	100
2	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	100
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100
4	0866	POOL FIBER	1	100	0	0	318.00	SF	72.00	72.00	100
5	0811	CONCRETE B	1	100	0	0	735.00	SF	5.20	5.20	100
6	1076	TRELLIS A	1	100	0	0	144.00	SF	7.50	7.50	100

TOTAL OB/XF											
34,400											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT	

BUILDING NOTES											
BLD DATE 03/03/2023 NW LGL DATE 04/03/2025 MLU											
XF DATE											
INC DATE											
LAND DATE											
AG DATE											

BUILDING DIMENSIONS											
FUS=[YR=2013;ORIG=30,0] E39 S54 W21 N10 W18 N44 \$											
BAS=[YR=2013;ORIG=-24,0] W17 S44 E13 N5 E5 N5 E21 N34 W22 \$											
FGR=[YR=2013;ORIG=-23,44] S13 E21 N23 W21 S10 \$											
FSP=[YR=2024;ORIG=-12,-10] W12 S10 E12 N10 \$											
FOP=[YR=2013;ORIG=-28,44] E5 N5 W5 S5 \$											
PTO=[YR=2013;ORIG=-2,-10] E2 S10 W2 N10 \$											
PTR=[ORIG=-6,0] E30 W30 \$											
USP=[YR=2024;ORIG=-12,-10] E10 S10 W10 N10 \$											