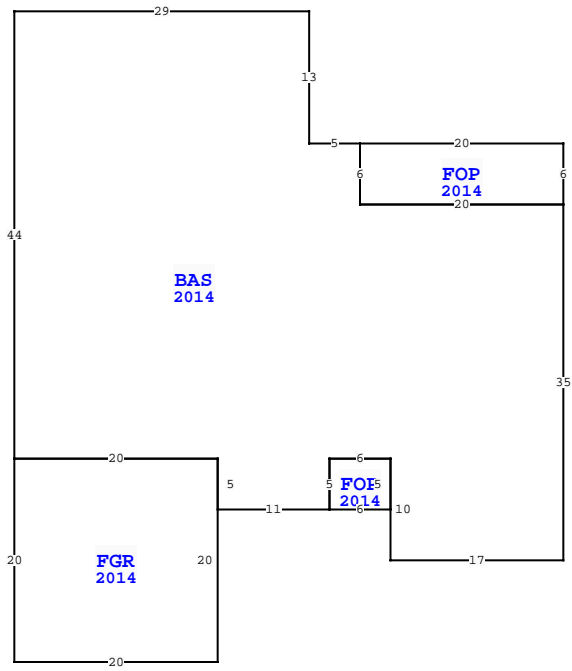




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	70	
Exterior Wall	16		WD FR STUC	30	
Roof Structure	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	14		CARPET	60	
Interior Floor	11		CLAY TILE	40	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			4	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	4063.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,156	100	2014	2,156	248,642
FGR	400	55	2014	220	25,372
FOP	30	30	2014	9	1,038
FOP	120	30	2014	36	4,152
TOTALS	2,706			2,421	279,204

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,421	120.9516	120.95	292,820	2014	2014	0	0	4.65	95.35
1 SINGLE FAM - 100% - 2024 Heated Area: 2156 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			279,204
TOTAL MARKET OB/XF VALUE			3,901
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			408,105
SOH/AGL Deduction			31,499
ASSESSED VALUE			376,606
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			325,884
TOTAL JUST VALUE			408,105
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			365,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428554	CO ISSUED	0	07/30/2014
B1428554	NEW CONSTR	257,388	04/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/102	6/21/2023	SW U		I	17	434,000
GRANTOR: POHLMEIER ERIK T BISH						
GRANTEE: GRUNDER TIMOTHY B &						
2301/0940	8/28/2019	WD U		I	17	259,900
GRANTOR: MANNING RICHARD W & K						
GRANTEE: ESTEVEZ FELIPE J						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
FOP=[YR=2014] W20 BAS=[YR=2014] W5 N13 W29 S44	
FGR=[YR=2014] S20 E20 N20 W20 S E20 S5 E11 FOP=[YR=2014] E6	
N5 W6 S5 S N5 E6 S10 E17 N35 W20 N6 S S6 E20 N6 \$.	

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	0811	CONCRETE B	0	100	0	0		798.00	SF	5.20				3,901	

LAND DESCRIPTION		TOTAL OB/XF															3,901							
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							