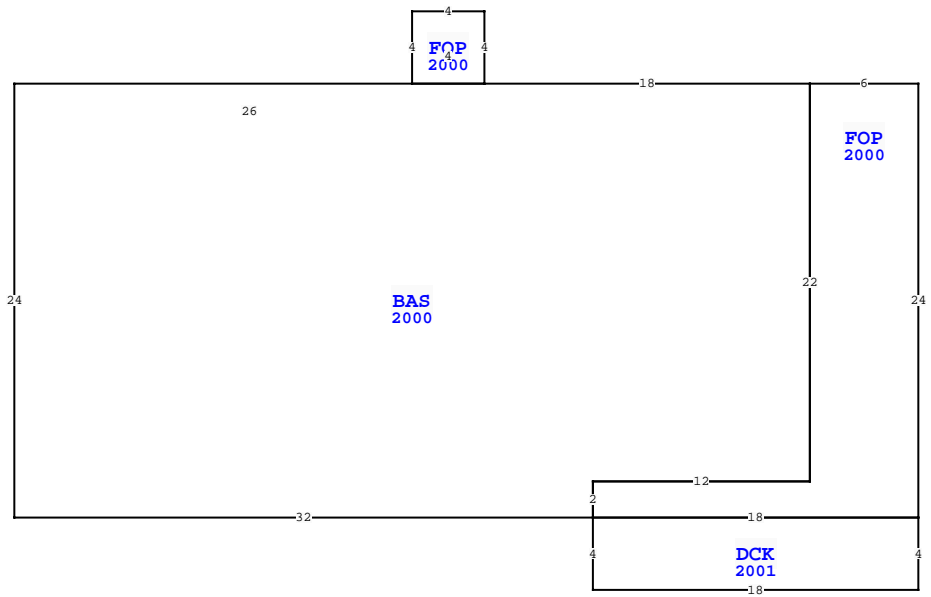


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	09	PINE WOOD 70	
Interior Floo	14	CARPET 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	01	Quality Level 01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC		4031.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,032	100	2000
DCK	72	10	2001
FOP	16	30	2000
FOP	168	30	2000
TOTALS	1,288		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,094	95.8770	126.56	138,457	1997	1997	0	0	13.25	86.75
2 SNGL FAM - 100% - 2022										Heated Area: 1032	HX Base Yr 2022



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			120,111
TOTAL MARKET OB/XF VALUE			461
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			205,572
SOH/AGL Deduction			53,254
ASSESSED VALUE			152,318
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			101,596
TOTAL JUST VALUE			205,572
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			173,887

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-02177	NEW CONSTR	62,245	08/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2247/1414	1/03/2019	WD	Q	I	01	115,000
GRANTOR: PEACOCK LEANNE C						
GRANTEE: DIXON LYN						
1808/1402	8/22/2012	QC	U	I	11	100
GRANTOR: ABERSON THOMAS C						
GRANTEE: ABERSON LEANNE C						

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	1243	WD DECK F	0	100	12	24			8.00	100	1992	1992	3	20	461	

BUILDING NOTES									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/11/2025 MLU									

**BUILDING DIMENSIONS**  
 FOP=[YR=2000] W6 BAS=[YR=2000] W18 FOP=[YR=2000] N4 W4 S4  
 E4 \$ W26 S24 E32 DCK=[YR=2001] S4 E18 N4 W18\$ N2 E12 N22\$ S22  
 W12 S2 E18 N24\$ .

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	100	0007	RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							