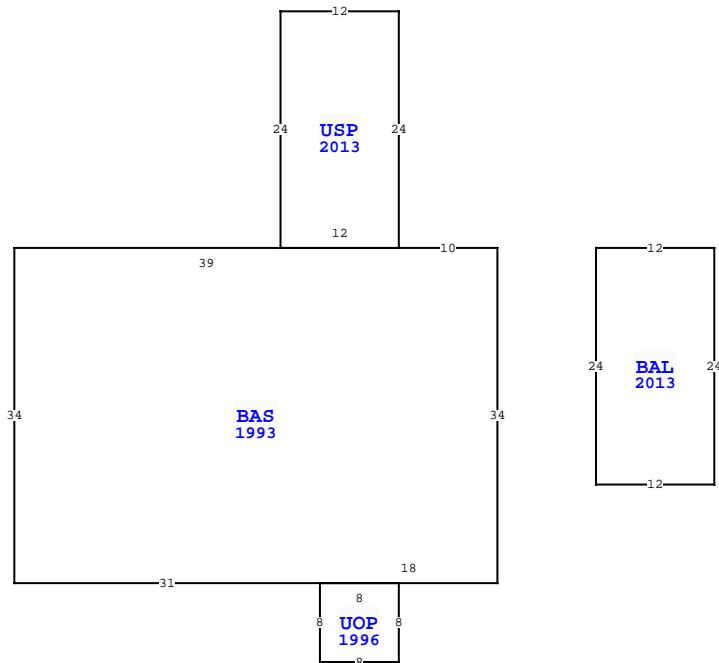




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	12	CEDAR 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	09	PINE WOOD 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR 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	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	04		
NEIGHBORHOOD/LOC		4031.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	288	15	2013	43	4,273
BAS	1,666	100	1993	1,666	165,554
UOP	64	20	1996	13	1,292
USP	288	30	2013	86	8,546
TOTALS	2,306			1,808	179,665

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%	- 1996		Heated Area: 1666					HX Base Yr 1996	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			179,665
TOTAL MARKET OB/XF VALUE			4,906
TOTAL LAND VALUE - MARKET			130,050
TOTAL MARKET VALUE			314,621
SOH/AGL Deduction			181,805
ASSESSED VALUE			132,816
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			82,094
TOTAL JUST VALUE			314,621
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			299,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1413784	MTLROOF	2,000	01/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0474/0134	11/01/1985	WD	U	V		18,000

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 USP=[YR=2013] N24 W12 S24 E12\$ W39 S34 E31
 UOP=[YR=1996] S8E8 N8 W8 \$ E18 N34 \$ PTR=E10 BAL=[YR=2013]
 E12 S24 W12 N24\$ W10\$.

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	0940	SHEDS/PORT	0	100	16	16		SF	30.00	100	1985	1985	3	20	1,536	
2	0681	POLE SHED	0	100	32	26		SF	15.00	100	2000	2000	3	27	3,370	

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	0008	RSF-1	0.00	0.00	1.53	AC		1.00	1.00	1.00	85,000.00	85,000.00	130,050							