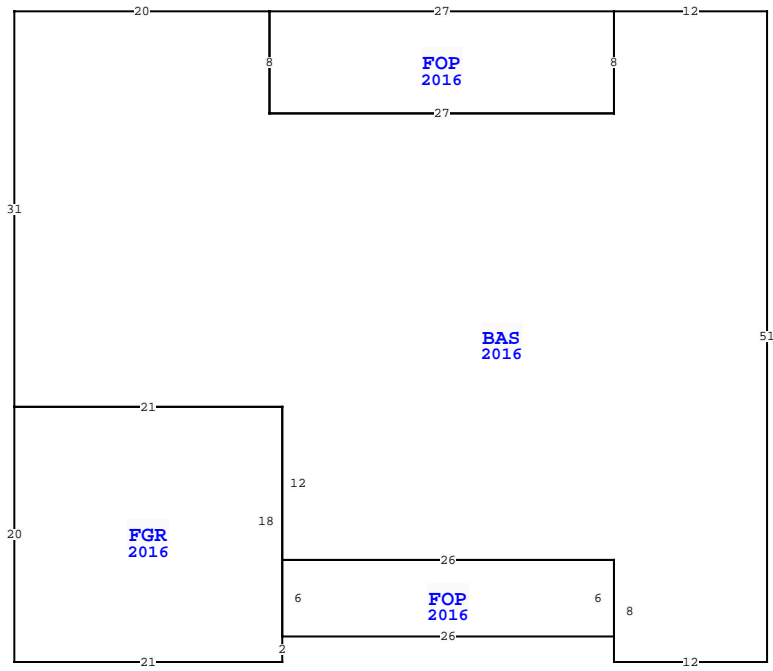


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4033.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,165	100	2016
FGR	420	55	2016
FOP	156	30	2016
FOP	216	30	2016
TOTALS	2,957		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,508	98.4960	130.01	326,065	2016	2016	0	0	6.00	94.00
1 SNGL FAM - 100% - 2023 Heated Area: 2165 HX Base Yr 2023											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		306,501	
TOTAL MARKET OB/XF VALUE		54,714	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		486,215	
SOH/AGL Deduction		67,630	
ASSESSED VALUE		418,585	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		367,863	
TOTAL JUST VALUE		486,215	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		423,644	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001962	SWIM POOL	70,000	02/14/2023
2300889	ADDITION	16,990	01/20/2023
B1531497	CO ISSUED	0	04/19/2016
B1531497	NEW CONSTR	270,668	12/02/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2551/0975	3/28/2022	WD Q	Q	I	01	416,000
GRANTOR: RUTTER SCOTT STEVEN &						
GRANTEE: KAISER TRISHA ANN &						
2241/0062	11/20/2018	WD Q	Q	I	01	272,500
GRANTOR: WILDES CEDRIC L & JEN						
GRANTEE: RUTTER SCOTT STEVEN						

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	20	3		6.50	6.50	100	2016	2016	3	95	371	
2	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2016	2016	3	95	3,552	
3	0855	CONC PAVER	0	100	12	14		10.00	10.00	100	2016	2016	3	95	1,596	
4	0477	VF 4 SLAT	0	100	0	0		14.00	14.00	100	2016	2016	3	89	2,318	
5	0470	VNYL GATE	0	100	0	0		180.00	180.00	100	2016	2016	3	89	481	
6	0912	SCRN RM G	1	100	0	0		20.00	20.00	100	2024	2023		97	17,111	
7	0866	POOL FIBER	1	100	0	0		72.00	72.00	100	2024	2023		97	23,885	
8	0855	CONC PAVER	1	100	0	0		10.00	10.00	100	2024	2023		100	5,400	
TOTALS															54,714	

LAND DESCRIPTION																								
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							