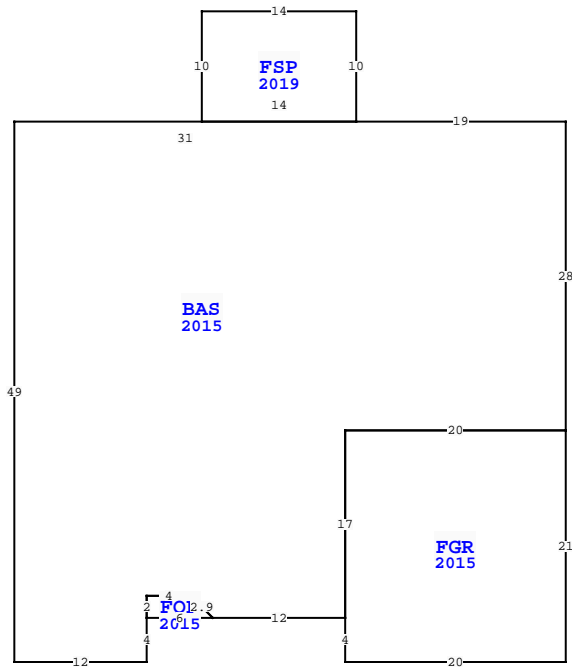


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,948	100	2015
FGR	420	55	2015
FOP	10	30	2015
FSP	140	40	2019
TOTALS	2,518		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,238	101.4790	133.95	299,780	2015	2015	0	0	6.75	93.25
1 SNGL FAM - 100% - 2019 Heated Area: 1948 HX Base Yr 2019											



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			279,545
TOTAL MARKET OB/XF VALUE			15,139
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			419,684
SOH/AGL Deduction			174,556
ASSESSED VALUE			245,128
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			194,406
TOTAL JUST VALUE			419,684
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			357,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530548	CO ISSUED	0	09/17/2015
B1530548	NEW CONSTR	239,574	06/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2187/0624	3/30/2018	WD Q	Q	I	02	240,000
GRANTOR: NOWAK KRISTI D						
GRANTEE: ARMSTRONG TANA J &						
2005/1302	9/25/2015	SW Q	Q	I	01	205,200
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: NOWAK KRISTI D						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0810	CONCRETE A	0	100	0	0	751.00	SF	6.50	6.50	100
2	0810	CONCRETE A	0	100	0	0	95.00	SF	6.50	6.50	100
3	0476	VF 6 SBPL	0	100	0	0	295.00	LF	32.00	32.00	100
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100
5	0479	VF PICKET	0	100	0	0	80.00	LF	10.00	10.00	100
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100

TOTAL OB/XF												15,139			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							04/03/2025	MLU		
03/03/2023			NW												

BUILDING NOTES											
BAS=[YR=2015] W19 FSP=[YR=2019] N10 W14 S10 E14\$ W31 S49 E12 N4 FOP=[YR=2015] E6 U2 L2 W4 S2\$ N2 E4 D2 R2 E12 FGR=[YR=2015] S4 E20 N21 W20 S17\$ N17 E20 N28\$.											

LAND DESCRIPTION												TOTAL OB/XF												15,139			
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	000134	C	RES POND	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000										