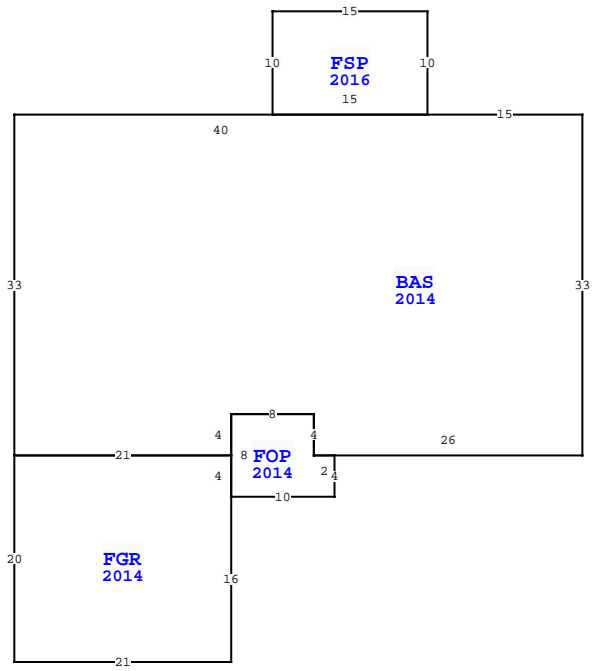


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,783	100	2014
FGR	420	55	2014
FOP	72	30	2014
FSP	150	40	2016
TOTALS	2,425		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,096	106.0409	139.97	293,377	2014	2014	0	0	7.50	92.50
1 SNGL FAM - 100% - 2021 Heated Area: 1783 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			271,374
TOTAL MARKET OB/XF VALUE			9,361
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			405,735
SOH/AGL Deduction			225,000
ASSESSED VALUE			180,735
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			130,013
TOTAL JUST VALUE			405,735
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			343,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428912	CO ISSUED	0	10/03/2014
B1428912	NEW CONSTR	216,973	06/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/0751	8/05/2020	WD Q	Q	I	02	255,000
GRANTOR: VANADESTINE GLENNIS E						
GRANTEE: SIGTERMANS JEFFREY						
2288/1657	7/10/2019	WD Q	Q	I	02	245,000
GRANTOR: RUMA SAMUEL J & JOY R						
GRANTEE: VANADESTINE LINWOOD						

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	790.00	SF	5.20	5.20	100	2014	2014	3	94	3,862	
2	0855	CONC PAVER	0	100	0	210.00	SF	10.00	10.00	100	2015	2015	3	95	1,995	
3	0810	CONCRETE A	0	100	0	550.00	SF	6.50	6.50	100	2020	2020	3	98	3,504	
TOTALS															9,361	

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

BUILDING NOTES	
BAS=[YR=2014] W15 FSP=[YR=2016] N10 W15 S10 E15 \$ W40 S33	
FGR=[YR=2014] S20 E21 N16 FOP=[YR=2014] E10 N4 W2 N4 W8 S8	
\$ N4 W21 \$ E21 N4 E8 S4 E26 N33 \$.	

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	DPHT 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							