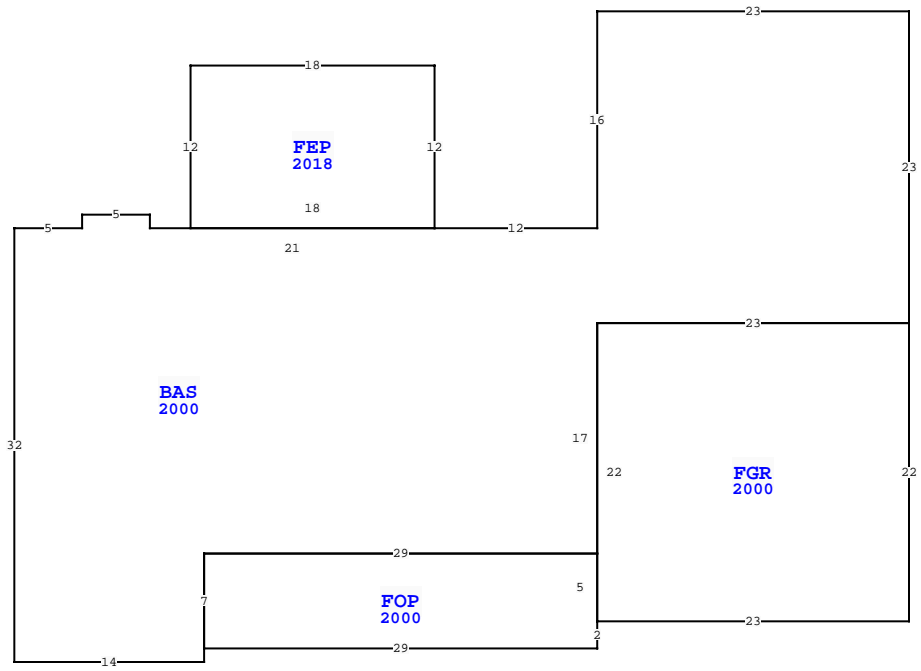


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
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	4032.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,678	100	2000
FEP	216	80	2018
FGR	506	55	2000
FOP	203	30	2000
TOTALS	2,603		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,190	112.1610	148.05	324,230	2000	2000	0	0	11.75	88.25
1 SNGL FAM - 100% - 2001 Heated Area: 1678 HX Base Yr 2001											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			286,133
TOTAL MARKET OB/XF VALUE			22,601
TOTAL LAND VALUE - MARKET			200,000
TOTAL MARKET VALUE			508,734
SOH/AGL Deduction			294,037
ASSESSED VALUE			214,697
TOTAL EXEMPTION VALUE	HX HB WR		55,722
BASE TAXABLE VALUE			158,975
TOTAL JUST VALUE			508,734
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			465,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996475	NEW CONSTR	89,697	10/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0821/1736	2/05/1998	WD Q	Q	V		39,000
GRANTOR: KNAPPENBERGER GARY &						
GRANTEE: HOLDER CRAIG & MARO						
0708/1280	7/07/1994	WD Q	Q	V		24,000
GRANTOR: HOOVER CLARENCE & MAR						
GRANTEE: KNAPPENBERGER GARY						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	0810	CONCRETE A	0	100	40	160.00	SF	6.50	6.50	100	2000	2000	3	77	801	
3	0811	CONCRETE B	0	100	0	1,575.00	SF	5.20	5.20	100	2000	2000	3	77	6,306	
4	0300	BOAT DCK W	0	100	0	920.00	SF	40.00	40.00	100	2002	2002	3	29	10,672	
5	0810	CONCRETE A	0	100	0	48.00	SF	6.50	6.50	100	2000	2000	3	77	240	
6	0311	WD GANG WY	0	100	0	19.00	SF	45.00	45.00	100	2002	2002	3	20	171	
7	0303	FLT DOCK W	0	100	8	160.00	SF	26.00	26.00	100	2002	2002	3	29	1,206	
8	0322	BOAT LFT L	0	100	0	1.00	UT	1,500.00	1,500.00	100	2002	2002	3	20	300	

BUILDING NOTES			
BLD DATE			
XF DATE			
LGL DATE			
LAND DATE			
AG DATE			
04/08/2025 MLU			

BUILDING DIMENSIONS
 BAS=[YR=2000] W23 S16 W12 FEP=[YR=2018] N12 W18 S12 E18 \$
 W21 N1 W5 S1 W5 S32 E14 N1 FOP=[YR=2000] E29 N2
 FGR=[YR=2000] E23 N22 W23 S22 \$ N5 W29 S7 \$ N7 E29 N17 E23
 N23 \$.

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	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							