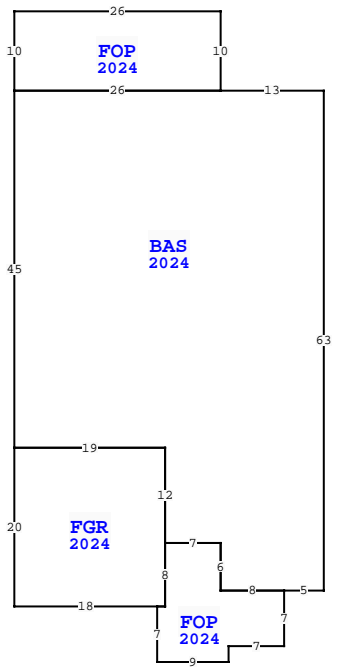


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4086.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,073	100	2024
FGR	380	55	2024
FOP	170	30	2024
FOP	260	30	2024
TOTALS	2,883		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,411	100.9204	133.21	321,169	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024 Heated Area: 2073 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			321,169
TOTAL MARKET OB/XF VALUE			7,690
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			403,859
SOH/AGL Deduction			133,539
ASSESSED VALUE			270,320
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			219,598
TOTAL JUST VALUE			403,859
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			386,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007113	CO ISSUED		06/01/2023
22017362	NEW CONSTR	385,266	11/23/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2736/191	9/05/2024	LE U		I	11	100
GRANTOR: SHAFFER JOHN C						
GRANTEE: STEADLEY MARIANNE V						
2649/108	6/14/2023	SW Q		I	01	542,600
GRANTOR: PULTE HOME COMPANY LL						
GRANTEE: SHAFFER JOHN C						

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	0855	CONC PAVER	0	100	0	0		769.00	SF	10.00				7,690	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=140,20] W13 W26 S45 E19 S12 E7 S6 E8 E5 N63 \$	
FOP=[YR=2024;ORIG=101,10] E26 S10 W26 N10 \$	
FGR=[YR=2024;ORIG=101,65] E19 S12 S8 W1 W18 N20 \$	
FOP=[YR=2024;ORIG=120,77] E7 S6 E8 S7 W7 S2 W9 N7 E1 N8 \$	

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	000135	C	RES NATURAL	100		PD - E	0.00	0.00	1.00	LT		1.00	1.00	75,000.00	75,000.00	75,000										