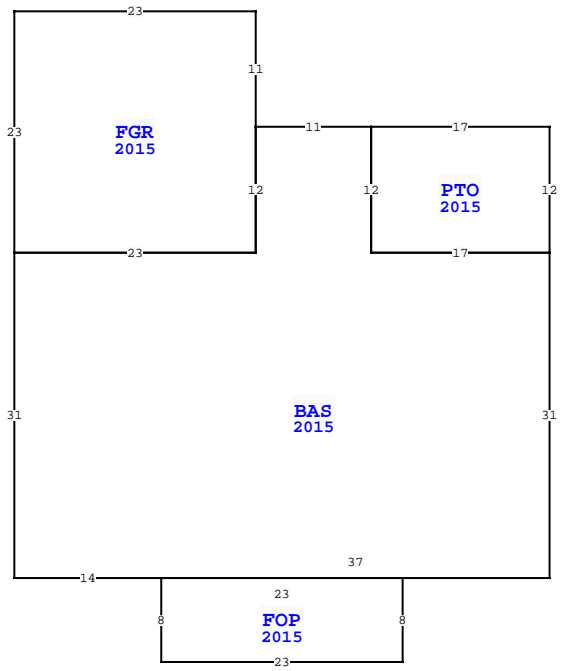


ELEMENT		CD	CONSTRUCTION	
Exterior Wall	20	FACE BRICK	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	14	CARPET	60	
Interior Floo	08	SHT VINYL	40	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	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	08	
NEIGHBORHOOD/LOC	8015.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA
BAS	1,713	100	2015	1,713
FGR	529	55	2015	291
FOP	184	30	2015	55
PTO	204	5	2015	10
TOTALS	2,630			2,069

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,069	112.1610	148.05	306,315	2015	2015	0	0	6.75	93.25
1 SNGL FAM - 100% - 2024											
Heated Area: 1713											
HX Base Yr 2024											



NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE			285,639	
TOTAL MARKET OB/XF VALUE			46,489	
TOTAL LAND VALUE - MARKET			60,000	
TOTAL MARKET VALUE			392,128	
SOH/AGL Deduction			702	
ASSESSED VALUE			391,426	
TOTAL EXEMPTION VALUE	HX HB		50,722	
BASE TAXABLE VALUE			340,704	
TOTAL JUST VALUE			392,128	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			380,395	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1733653	GARAGE	49,986	02/23/2017
B1529998	NEW CONSTR	212,036	02/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2759/1630	1/03/2025	WD Q	Q	I	01	416,000
GRANTOR: BYRNE KYLE JOSEPH						
GRANTEE: MCCURRER BROOKE A						
2638/655	4/28/2023	WD U	I	30		233,300
GRANTOR: BROWN ROBERT D II						
GRANTEE: BYRNE KYLE JOSEPH E						

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	0		5.20	5.20	100	2015	2015	3	95	8,966	
2	0510	GARAGE WD-	0	100	40	28	SF	35.00	35.00	100	2017	2017	3	81	31,752	
3	0811	CONCRETE B	0	100	0	0	SF	5.20	5.20	100	2017	2017	3	96	5,771	

TOTAL OB/XF										46,489						
BLD DATE										LGL DATE						
XF DATE										LAND DATE						
INC DATE										AG DATE						

BUILDING NOTES									

BUILDING DIMENSIONS									
PTO=[YR=2015] W17 BAS=[YR=2015] W11 FGR=[YR=2015] N11 W23 S23 E23 N12\$ S12 W23 S31 E14 FOP=[YR=2015] S8 E23 N8 W23\$ E37 N31 W17 N12\$ S12 E17 N12\$.									

LAND DESCRIPTION										TOTAL OB/XF										46,489						
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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000									