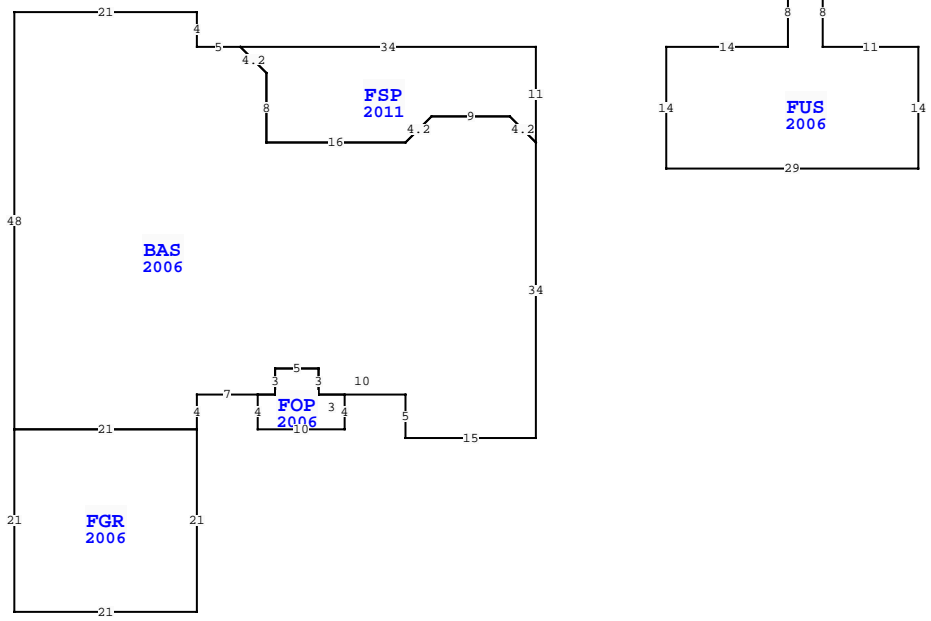


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	100
Units		0	100
Occupancy	00	NONE	100
Quality	02	Quality Level	02
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8010.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,319	100	2006
FGR	441	55	2006
FOP	55	30	2006
FSP	310	40	2011
FUS	438	100	2006
TOTALS	3,563		
			3,140
			383,063

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,140	101.5588	134.06	420,948	2006	2006	0	0	9.00	91.00	
1 SNGL FAM - 100% - 2023 Heated Area: 2757 HX Base Yr 2023												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		394,282	
TOTAL MARKET OB/XF VALUE		15,422	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		464,704	
SOH/AGL Deduction		14,328	
ASSESSED VALUE		450,376	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		399,654	
TOTAL JUST VALUE		464,704	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		446,003	
MISC ALUMN STRG = NV			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B010	GARAGE	22,960	03/01/2018
C14939	CO ISSUED	200,000	04/01/2005
B14939	NEW CONSTR	200,000	04/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2596/1543	9/26/2022	WD	Q	I	01	462,000
GRANTOR: ROBINSON EDWARD						
GRANTEE: ALVARDO DEBORAH LOR						
0847/0269	9/01/1998	WD	Q	V		16,700
GRANTOR: SPRING LAKE ESTATES O						
GRANTEE: ROBINSON EDWARD & T						

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	0812	CONCRETE C	0	100	0	1,557.00	SF	4.00	4.00	100	2006	2006	3	86	5,356	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
3	0810	CONCRETE A	0	100	0	270.00	SF	6.50	6.50	100	2011	2011	3	91	1,597	
4	0812	CONCRETE C	0	100	0	1,380.00	SF	4.00	4.00	100	2018	2018	3	97	5,354	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/04/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FSP=[YR=2011] W34 BAS=[YR=2006] W5 N4 W21 S48 FGR=[YR=2006] S21 E21 N21 W21\$ E21 N4 E7 FOP=[YR=2006] S4 E10 N4 W3 N3 W5 S3 W2\$ E2 N3 E5 S3 E10 S5 E15 N34 U3 L3 W9 D3 L3 W16 N8 U3 L3 \$ D3 R3 S8 E16 U3 R3 E9 D3 R3 N11\$ PTR=E15 FUS=[YR=2006] E14 N8 E4 S8 E11 S14 W29 N14\$ W15\$.	

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	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								

